## **MIXED-USE DEVELOPMENT:**

# 829 CARLING AVENUE

OTTAWA, ON

# ZBA/OPA/SPA SUBMISSION

MARCH 24<sub>TH</sub>, 2023

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HARIRI PONTARINI ARCHITECTS

GENERAL SITE INFORMATION					
SITE ADDRESS	829 CARLING AVE, OTTAWA				
DEVELOPER	CLARIDGE HOMES				
BUILDING TYPE	MIXED-USE BUILDING				

LAND AREA						
SITE (INCLUDING ROAD WIDENING)						
1,519 m2	1,519 m2 16,350 ft2 0.375 ACRES					
SITE (EXCLUDING ROAD WIDENING)						
1,417 m2	15,253 ft2	0.350 ACRES	0.142 HECTARS			

BUILDING HEIGHT					
TOWER HEIGHT	129.30 m				
HEIGHT INCLUDING MPH	136.80 m				

FLOOR SPACE INI	DEX (FSI)
FSI = TOTAL GFA / LOT AREA (INCL. ROAD WIDENING)	23,320 m2 / 1,519 m2 = 15.35

BUILDING GFA SUMMARY					
TOTAL RESID. GFA	22,983.0 m2	247,394 ft2			
TOTAL RETAIL GFA	337.0 m2	3,628 ft2			
TOTAL GFA	23,320.0 m2	251,022 ft2			

#### GFA DEDUCTIONS (2008-326)

DEDUCTION AS PER THE CITY OF OTTAWA BY-LAW 2008-326 INCLUDE: SHARED MECHANICAL, SERVICE AND ELECTRICAL EQUIPMENT;
COMMON HALLWAYS, CORRIDORS, STAIRWELLS, ELEVATOR SHAFTS;
BICYCLE PARKING AND MOTOR VEHICLE PARKING;
COMMON STORAGE AND WASHROOM FACILITY; COMMON AMENITY AREA. AREA MEASURED FROM INTERIORS OF OUTSIDE WALLS.

INDOOR/OUTDOOR AMENITY SU	JMMARY
REQ'D. TOTAL AMENITY SPACE (6m2 / UNIT)	2,376 m2
REQ'D. COMMUNAL AMENITY SPACE	1,188 m2
PROVIDED COMMUNAL AMENITY SPACE	1,199 m2

PROP. VEHICULAR PARK. BREAKDOWN							
	RESIDENTIAL		VISITO	R	LEVEL COUNT		
	TYP. STALL	A/C	TYP. STALL	A/C	LEVEL COOM		
P1	-	1	18	-	18		
P2	17	-	11	1	29		
Р3	28	28 1		-	29		
P4	29	1	-	-	30		
P5	29	1		-	30		
P6	29	1			30		
P7	29	1	-	-	30		
Т.	161	5	29	1	196		

PROP. BICYCLE PARK. BREAKDOWN								
	PARKIN	IG TYPE	LEVEL COUNT					
	SHORT-TERM	LONG-TERM	LLVLL COONT					
2 <sub>ND</sub>	22	170	192					
GF	8	-	8					
T.	30	170	200					

		SITE										
LEVEL	TOTAL AR (AS PER ZON	EA		GFA DEDUCTIONS AS PER ZONING BY-LAW 2008-326					C	GROSS FLO		Ą
LEVEL	2008-326; ME		RESID	ENTIAL	INDOOR	AMENITY	PARKING	G (CARS & BIKES)	RESIDENTIAL		RE <sup>-</sup>	ΓAIL
	m2	ft2	m2	ft2	m2	ft2	m2	ft2	m2	ft2	m2	ft2
MPH	679.5	7,314	679.5	7,314	-	-	-	-	-	-	-	-
10тн FLOOR	637.1	6,858	126.0	1,356	-	-	-	-	511.1	5,502	-	-
39тн FLOOR	637.1	6,858	126.0	1,356	-	-	-	-	511.1	5,502	-	-
88тн FLOOR	637.1	6,858	126.0	1,356	-	-	-	-	511.1	5,502	-	-
37тн FLOOR	637.1	6,858	126.0	1,356	-	-	-	-	511.1	5,502	-	-
36тн FLOOR	637.1	6,858	126.0	1,356	-	-	-	-	511.1	5,502	-	-
35тн FLOOR	637.1	6,858	126.0	1,356	-	-	-	-	511.1	5,502	-	-
34тн FLOOR	637.1	6,858	126.0	1,356	-	_	_	-	511.1	5,502	_	_
33RD FLOOR	637.1	6,858	126.0	1,356	-	-	-	-	511.1	5,502	-	_
32ND FLOOR	738.8	7,952	143.3	1,542	_	_	_	_	595.5	6,410	_	_
31sт FLOOR	738.8	7,952	143.3	1,542	_	_	_	_	595.5	6,410	_	_
30тн FLOOR	738.8	7,952	143.3	1,542	_	_	_	_	595.5	6,410	_	_
29TH FLOOR	738.8	7,952	143.3	1,542	_	_	_	_	595.5	6,410	_	_
28TH FLOOR	738.8	7,952	143.3	1,542	_	_	_	-	595.5	6,410	_	
27TH FLOOR	738.8	7,952	143.3	1,542	-	-	-	-	595.5	6,410	-	-
	738.8	7,952	143.3	1,542					595.5	6,410		
26TH FLOOR					-	-	-	-			-	-
25TH FLOOR	738.8	7,952	143.3	1,542	-	-	-	-	595.5	6,410	-	-
24TH FLOOR	738.8	7,952	143.3	1,542	-	-	-	-	595.5	6,410	-	-
23RD FLOOR	738.8	7,952	143.3	1,542	-	-	-	-	595.5	6,410	-	-
22ND FLOOR	738.8	7,952	143.3	1,542	-	-	-	-	595.5	6,410	-	-
21st FLOOR	738.8	7,952	143.3	1,542	-	-	-	-	595.5	6,410	-	-
20тн FLOOR	738.8	7,952	143.3	1,542	-	-	-	-	595.5	6,410	-	-
19тн FLOOR	738.8	7,952	143.3	1,542	-	-	-	-	595.5	6,410	-	-
18тн FLOOR	738.8	7,952	143.3	1,542	-	-	-	-	595.5	6,410	-	-
17тн FLOOR	738.8	7,952	143.3	1,542	-	-	-	-	595.5	6,410	-	-
16тн FLOOR	738.8	7,952	143.3	1,542	-	-	-	-	595.5	6,410	-	-
15тн FLOOR	738.8	7,952	143.3	1,542	-	-	-	-	595.5	6,410	-	-
14тн FLOOR	738.8	7,952	143.3	1,542	-	-	-	-	595.5	6,410	-	-
13тн FLOOR	738.8	7,952	143.3	1,542	-	-	-	-	595.5	6,410	-	-
12тн FLOOR	738.8	7,952	143.3	1,542	-	-	-	-	595.5	6,410	-	-
11тн FLOOR	738.8	7,952	143.3	1,542	-	-	-	-	595.5	6,410	-	-
10тн FLOOR	738.8	7,952	143.3	1,542	-	-	-	-	595.5	6,410	-	-
9тн FLOOR	738.8	7,952	143.3	1,542	-	-	-	-	595.5	6,410	-	-
8тн FLOOR	738.8	7,952	143.3	1,542	-	-	-	-	595.5	6,410	-	-
7тн FLOOR	682.7	7,349	123.1	1,325	559.6	6,023	-	-	-	-	-	-
6тн FLOOR	968.6	10,426	140.7	1,515	209.8	2,258	-	-	618.1	6,653	-	-
5тн FLOOR	1,069.3	11,510	144.1	1,551	-	-	-	-	925.2	9,959	-	-
4тн FLOOR	1,066.9	11,484	144.1	1,551	-	-	-	-	922.8	9,933	-	-
3RD FLOOR	1,064.7	11,460	144.1	1,551	-	-	-	-	920.6	9,909	-	-
2ND FLOOR	1,133.2	12,198	145.5	1,566	-	_	367.7	3,958	620.0	6,674	_	-
GR. FLOOR	1,073.9	11,559	736.9	7,932	-	_	_	-	-	-	337.0	3,628
P1	1,336.5	14,386	394.0	4,241	_	_	942.5	10,145	-	-	_	-
P2	1,336.5	14,386	169.7	1,826	_	-	1,166.8	12,560	-	-	_	_
P3	1,336.5	14,386	169.7	1,826	_	_	1,166.8	12,560	_	_	_	_
P4	1,336.5	14,386	169.7	1,826	_	_	1,166.8	12,560	-	-	_	_
P5	1,336.5	14,386	169.7	1,826	_	_	1,166.8	12,560	_	_	_	_
P6	1,336.5	14,386	169.7	1,826	-		1,166.8	12,560	-	-	_	
						-			-		-	-
P7	1,336.5	14,386	169.7	1,826	700	1 -	1,166.8	12,560	-	-	-	-
CUD TOTAL			,	).7 m2 00 ft2		.4 m2 31 ft2		1.0 m2 63 ft2	-	3.0 m2 394 ft2		.0 m2 28 ft2
SUB-TOTAL		1.1 m2	·	ENTIAL		AMENITY	·	G (CARS & BIKES)		ENTIAL		ΓAIL
	437,6	666 ft2	ALGID	I/\L			1 / MAINING	ONLO & RIKES)	ALGID			.,
TOTAL						1.1 m2 644 ft2					0.0 m2 )22 ft2	
GCA					•	UCTIONS				GF		

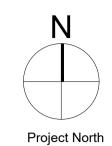
RESIDENTIAL UNIT BREAKDOWN									
FLOOR	B./ST.	1BR	2BR	3BR	TOTAL				
40тн FLOOR	-	4	2	2	8				
39тн FLOOR	-	4	2	2	8				
38тн FLOOR	-	4	2	2	8				
37тн FLOOR	-	4	2	2	8				
36тн FLOOR	-	4	2	2	8				
35тн FLOOR	-	4	2	2	8				
34тн FLOOR	-	4	2	2	8				
33RD FLOOR	-	4	2	2	8				
32 <sub>ND</sub> FLOOR	1	6	4	-	11				
31st FLOOR	1	6	4	-	11				
30тн FLOOR	1	6	4	-	11				
29тн FLOOR	1	6	4	-	11				
28тн FLOOR	1	6	4	-	11				
27тн FLOOR	1	6	4	-	11				
26тн FLOOR	1	6	4	-	11				
25тн FLOOR	1	6	4	-	11				
24тн FLOOR	1	6	4	-	11				
23RD FLOOR	1	6	4	-	11				
22ND FLOOR	1	6	4	-	11				
21st FLOOR	1	6	4	-	11				
20тн FLOOR	1	6	4	-	11				
19тн FLOOR	1	6	4	-	11				
18тн FLOOR	1	6	4	-	11				
17тн FLOOR	1	6	4	-	11				
16тн FLOOR	1	6	4	-	11				
15тн FLOOR	1	6	4	-	11				
14тн FLOOR	1	6	4	-	11				
13тн FLOOR	1	6	4	-	11				
12тн FLOOR	1	6	4	-	11				
11тн FLOOR	1	6	4	-	11				
10тн FLOOR	1	6	4	-	11				
9тн FLOOR	1	6	4	-	11				
8тн FLOOR	1	6	4	-	11				
7тн FLOOR	-	-	-	-	-				
6тн FLOOR	-	4	4	1	9				
5тн FLOOR	-	3	8	2	13				
4тн FLOOR	-	3	8	2	13				
3RD FLOOR	-	3	8	2	13				
2 <sub>ND</sub> FLOOR	_	2	5	2	9				
GR. FLOOR	-	-	-	-	-				
TOTAL	25	197	149	25	396				
PROPOSED %	6.3 %	49.8 %	37.6 %	6.3 %					

10.0 % 45.0 % 40.0 % 5.0 %

#### General Notes:

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- 2. Drawings are not to be scaled for construction. Contractor to verify all existing conditions and dimensions required to perform the Work and report any discrepancies with the Contract Documents to the Architect before commencing work.
- 3. Positions of exposed or finished mechanical or electrical devices, fittings, and fixtures are indicated on the Architectural drawings. The locations shown on the Architectural drawings govern over the Mechanical and Electrical drawings.

  Those items not clearly located will be located as directed by the Architect.









#### PROJECT TEAM

CLIENT

ARCHITECT HARIRI PONTARINI ARCHITECTS LANDSCAPE JAMES B. LENNOX + ASSOCIATES FOTENN PLANNING + DESIGN PLANNING STRUCTURAL GOODEVE STRUCTURAL INC.

CLARDIGE HOMES

CIVIL/TRAFFIC NOVATECH GROUP **GEOTECH** PATERSON GROUP INC. GRADIENT WIND ENGINEERING

SURVEYOR ANNIS O'SULLIVAN, VOLLEBEKK LTD.

3	RE-ISSUED FOR OPA, ZBA, AND SPA (DRAFT)	MAR 24, 2023
2	RE-ISSUED FOR OPA, ZBA, AND SPA (DRAFT)	NOV 08, 2022
1	ISSUED FOR OPA, ZBA, AND SPA	MAY 10, 2021
Rev.	Issue / Description	Date

### Architect of Record:

HARIRI PONTARINI

ARCHITECTS
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### Project Title:

### 829 CARLING AVENUE

MIXED-USE DEVELOPMENT

OTTAWA, ON

### STATISTICS

Project number: 2030 Scale:

Date: Drawn by:

MARCH 24, 2023 HPA

Revision:

Drawing No.:



AERIAL VIEW FROM NORTH-EAST (LOOKING SOUTH-WEST)

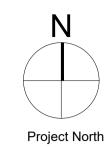


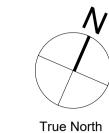
VIEW LOOKING NORTH FROM DOW'S LAKE



VIEW FROM CARLING AVENUE (LOOKING WEST)

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SURVEYOR

CLARDIGE HOMES **ARCHITECT** HARIRI PONTARINI ARCHITECTS JAMES B. LENNOX + ASSOCIATES LANDSCAPE FOTENN PLANNING + DESIGN PLANNING STRUCTURAL GOODEVE STRUCTURAL INC. CIVIL/TRAFFIC **NOVATECH GROUP** PATERSON GROUP INC. GRADIENT WIND ENGINEERING

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### 829 CARLING AVENUE

MIXED-USE DEVELOPMENT

OTTAWA, ON

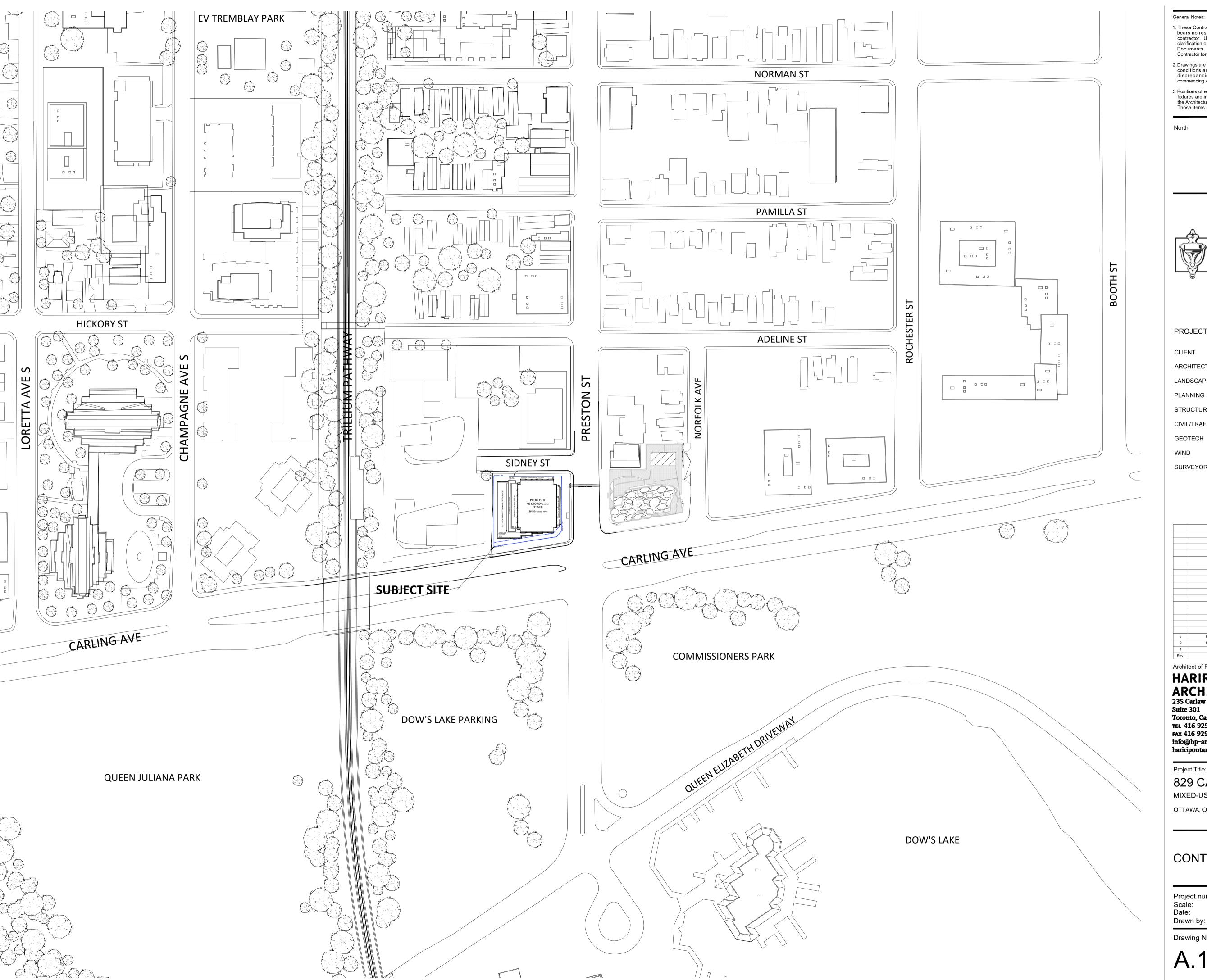
### RENDERINGS

Project number: Scale: Date:

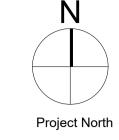
MARCH 24, 2023 HPA

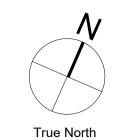
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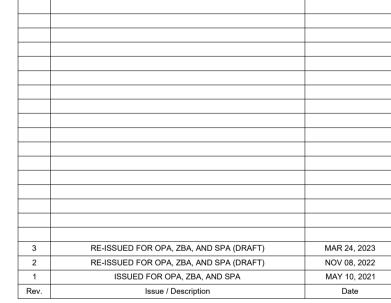






#### PROJECT TEAM

CLIENT **CLARDIGE HOMES ARCHITECT** HARIRI PONTARINI ARCHITECTS LANDSCAPE JAMES B. LENNOX + ASSOCIATES PLANNING FOTENN PLANNING + DESIGN STRUCTURAL GOODEVE STRUCTURAL INC. CIVIL/TRAFFIC **NOVATECH GROUP GEOTECH** PATERSON GROUP INC. GRADIENT WIND ENGINEERING WIND SURVEYOR ANNIS O'SULLIVAN, VOLLEBEKK LTD.



Architect of Record:

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Project Title:

### 829 CARLING AVENUE

MIXED-USE DEVELOPMENT

OTTAWA, ON

### CONTEXT PLAN

2030 Project number: 1:1000 Date:

MARCH 24, 2023 HPA

Drawing No.:

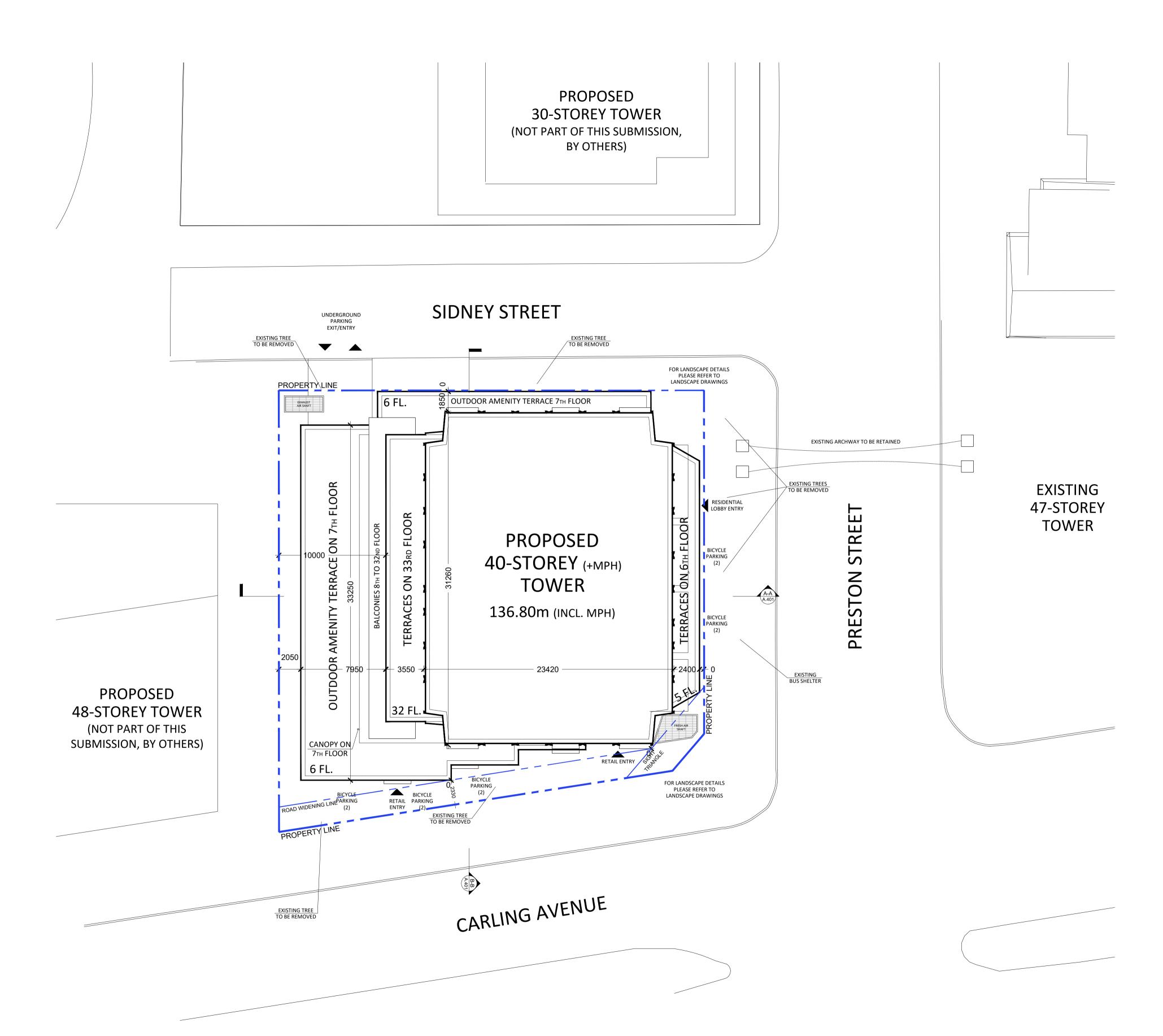
Revision:

DEVELOPMENT AREA SUMMARY		
SITE AREA (INCL. ROAD WIDENING)	1,519 m2	16,350 ft2
SITE AREA (EXCL. ROAD WIDENING)	1,417 m2	15,253 ft2
FSI (LOT AREA INCL. ROAD WIDENING)	15,35	

DEVELOPMENT GFA SUMMARY			
TOTAL RESID. GFA	22,983.0 m2	247,394 ft2	
TOTAL RETAIL GFA	337.0 m2	3,628 ft2	
TOTAL GFA	23,320.0 m2	251,022 ft2	

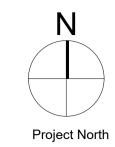
RESIDENTIAL UNIT BREAKDOWN				
B./ST.	1BR	2BR	3BR	TOTAL
25	197	149	25	396
6.3%	49.8%	37.6%	6.3%	ı

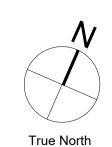
	ZONING TABLE		
PROVISION	REQUIRED	PROVIDED	COMPLIANCE
MIN. LOT AREA	NO MINIMUM	1,519 m2	<b>✓</b>
MIN. LOT WIDTH	NO MINIMUM	32.16 m	<b>✓</b>
MIN. FRONT YARD SETBACK	MIXED-USE BLDG: 0m	0 m	<b>✓</b>
MIN. CORNER SIDE YARD SETBACK	MIXED-USE BLDG: 0m	0 m	<b>✓</b>
MIN. REAR YARD	MIXED-USE BLDG NOT ABUTTING A RESIDENTIAL ZONE: 0m	0 m	<b>✓</b>
BUILDING HEIGHT	MAX. 30m AND NO HIGHER THAN 9 STOREYS	136.80m (INCL. мрн); 40 ST.	×
AMENITY AREA	MIN. 6m2/DU; 50% MUST BE COMMUNAL; 396x6=2,376m2 TOTAL AND 1,188m2 COMM.	COMMUNAL: 1,199 m2	<b>✓</b>
MINIMUM RESID. VEHICLE PARKING	AREA Z: NO PARKING REQ'D.	166 SPACES	<b>✓</b>
MAXIMUM RESID. VEHICLE PARKING	1.75 SPACES / DU 396 x 1.75 = 693	166 SPACES	<b>✓</b>
MINIMUM VISITOR PARKING	0.1 SPACES / DU AFTER FIRST 12 DU, MAX. 30 SPACES REQUIRED	30 SPACES	<b>✓</b>
MIN. COMMERCIAL VEHICLE PARKING	AREA Z: NO PARKING REQ'D.	0 SPACES	<b>✓</b>
MIN. RESIDENTIAL BICYCLE PARKING	MIN. RESID. BICYCLE PARK. 0.5 SPACES / DU 396 x 0.5 = 198 SPACES	198 SPACES	<b>✓</b>
MIN. COMMERCIAL BICYCLE PARKING	1 / 250m2 GFA 335m2 = 1.34 (2 ROUNDED)	2 SPACES	<b>✓</b>
DRIVEWAY WIDTH	TWO-WAY FOR RESID.: 6.0m	6.0 m	<b>✓</b>
AISLE WIDTH	90-DEGREE PARKING SPACES: 6.0m	6.0 m	<b>✓</b>
PARKING SPACE SIZE	MAX. 40% OF RESID. SPACES CAN BE SMALL SIZE (2.4m x 4.6m) 196 x 40% = 79 SPACES	SMALL SIZE PARK.: 25	<b>√</b>



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No







#### PROJECT TEAM

CLIENT

SURVEYOR

ARCHITECT HARIRI PONTARINI ARCHITECTS

LANDSCAPE JAMES B. LENNOX + ASSOCIATES

PLANNING FOTENN PLANNING + DESIGN

STRUCTURAL GOODEVE STRUCTURAL INC.

CIVIL/TRAFFIC NOVATECH GROUP

GEOTECH PATERSON GROUP INC.

WIND GRADIENT WIND ENGINEERING

CLARDIGE HOMES

ANNIS O'SULLIVAN, VOLLEBEKK LTD.



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TEL 416 929 4901
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info@hp-arch.com
hariripontarini.com



Project Title:

### 829 CARLING AVENUE

MIXED-USE DEVELOPMENT

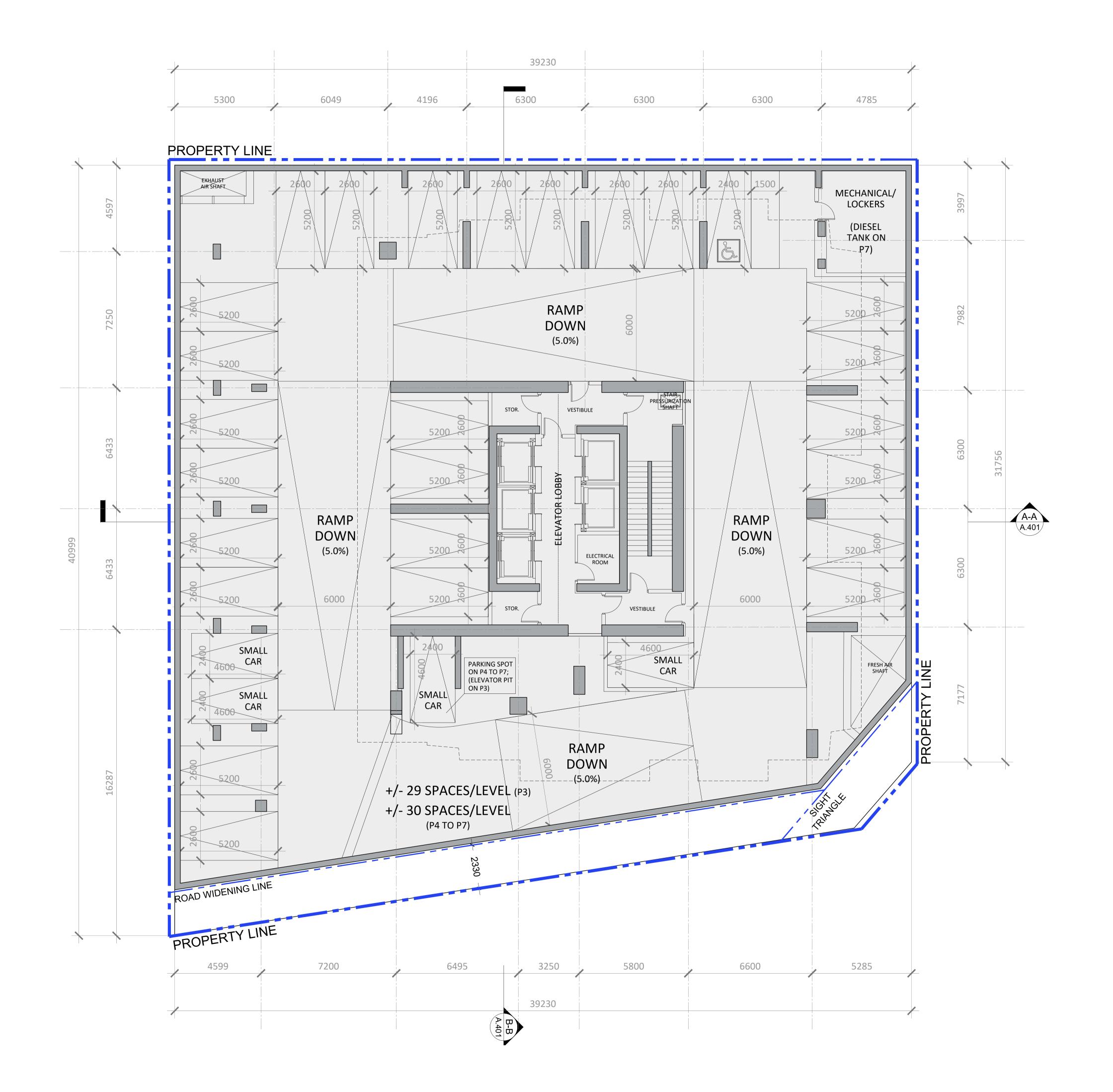
OTTAWA, ON

### SITE PLAN

Project number: 2030
Scale: 1 : 200
Date: MARCH 24, 2023
Drawn by: HPA

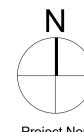
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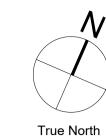
Revision:



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Project North

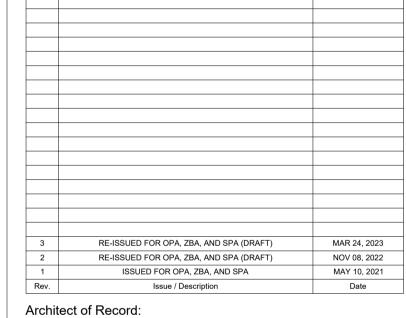


#### PROJECT TEAM

SURVEYOR

CLIENT CLARDIGE HOMES **ARCHITECT** HARIRI PONTARINI ARCHITECTS LANDSCAPE JAMES B. LENNOX + ASSOCIATES PLANNING FOTENN PLANNING + DESIGN STRUCTURAL GOODEVE STRUCTURAL INC. CIVIL/TRAFFIC **NOVATECH GROUP GEOTECH** PATERSON GROUP INC. GRADIENT WIND ENGINEERING

ANNIS O'SULLIVAN, VOLLEBEKK LTD.



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Project Title:

### 829 CARLING AVENUE

MIXED-USE DEVELOPMENT

OTTAWA, ON

### P3 TO P7 PLAN

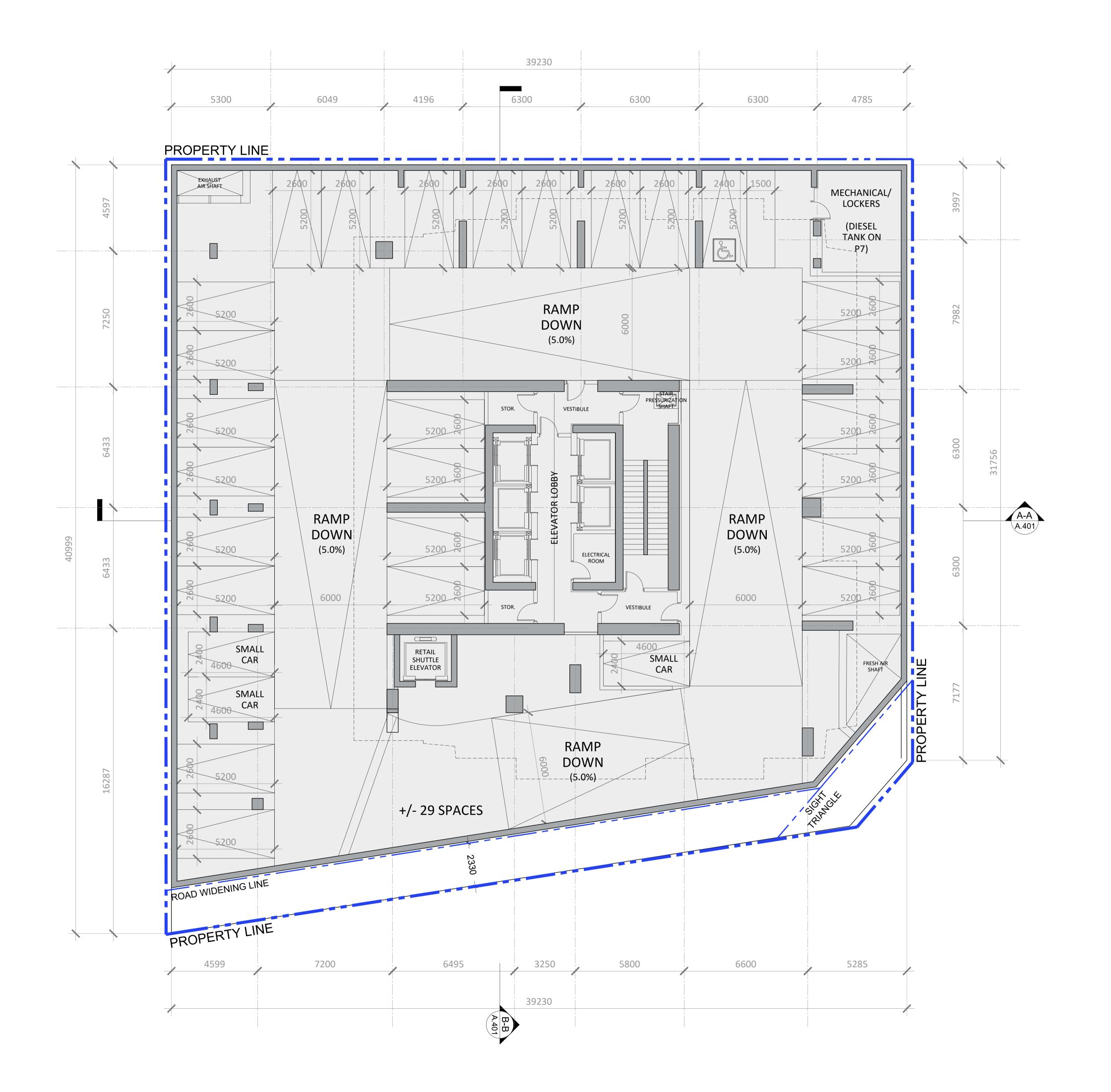
2030 Project number:

1 : 100 MARCH 24, 2023 HPA Date:

Drawn by:

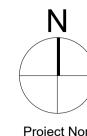
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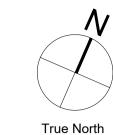
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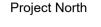


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Nort









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SURVEYOR

CLIENT CLARDIGE HOMES

ARCHITECT HARIRI PONTARINI ARCHITECTS

LANDSCAPE JAMES B. LENNOX + ASSOCIATES

PLANNING FOTENN PLANNING + DESIGN

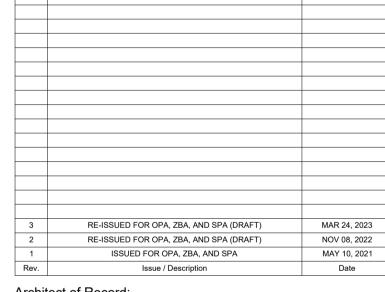
STRUCTURAL GOODEVE STRUCTURAL INC.

CIVIL/TRAFFIC NOVATECH GROUP

GEOTECH PATERSON GROUP INC.

WIND GRADIENT WIND ENGINEERING

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OTTAWA, ON

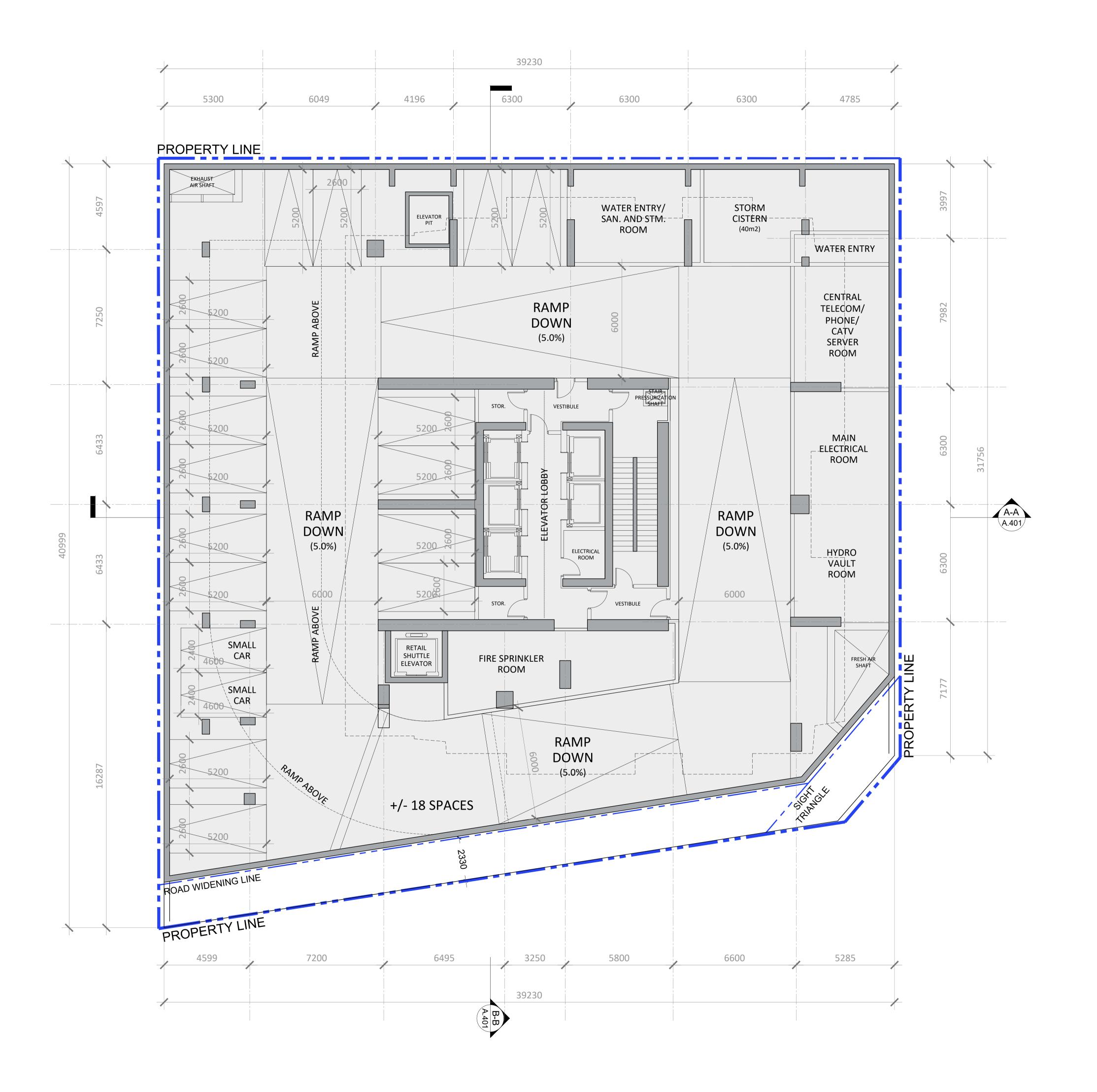
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Project number: 2030
Scale: 1 : 100
Date: MARCH

Date: MARCH 24, 2023 Drawn by: HPA

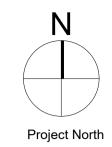
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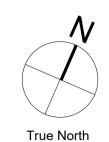
Revision:



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SURVEYOR

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ARCHITECT HARIRI PONTARINI ARCHITECTS

LANDSCAPE JAMES B. LENNOX + ASSOCIATES

PLANNING FOTENN PLANNING + DESIGN

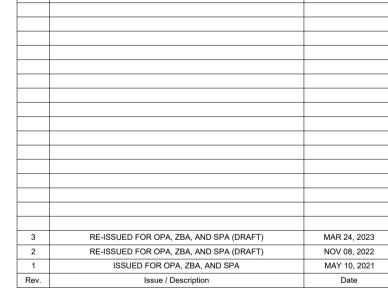
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OTTAWA, ON

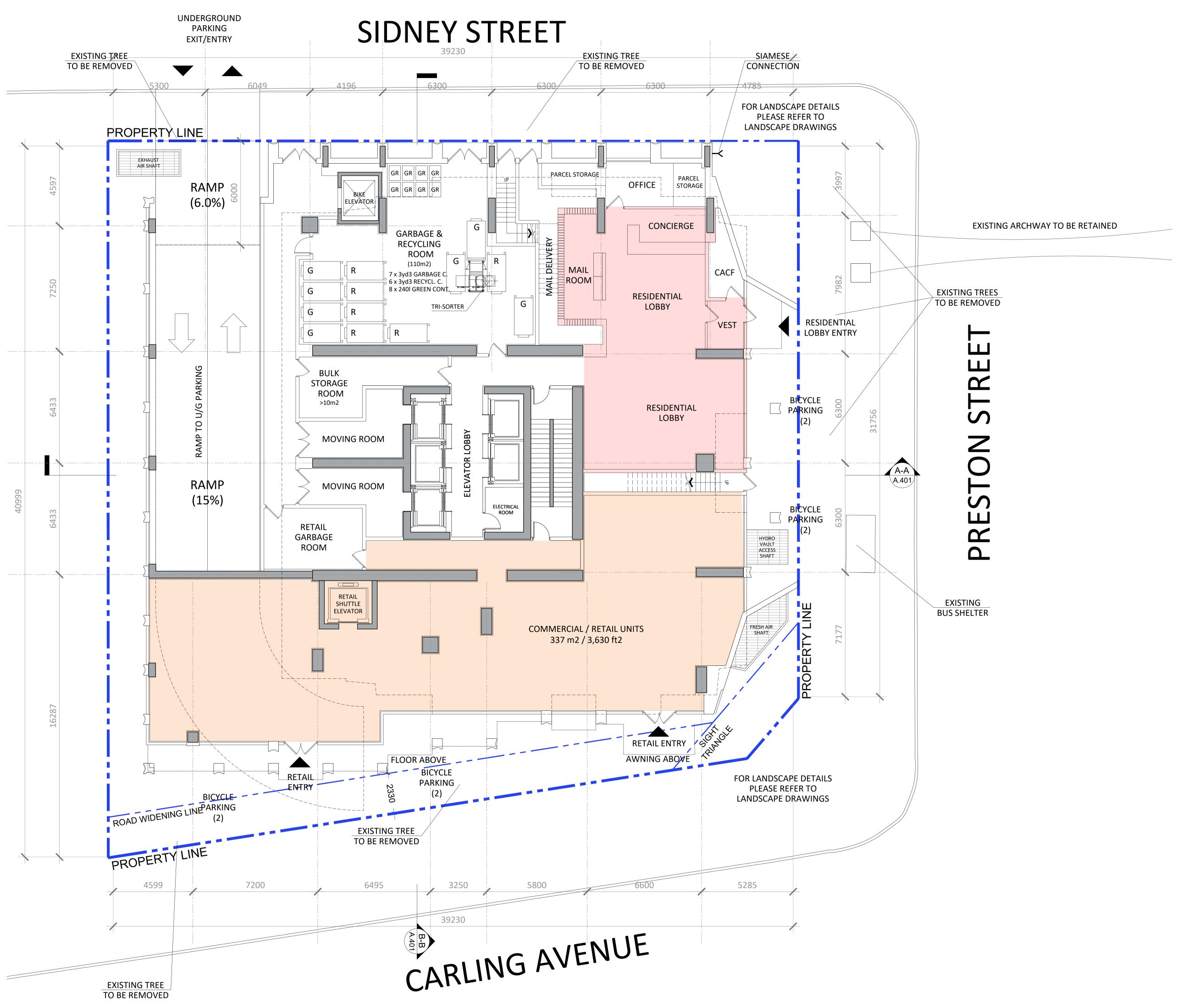
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Project number: 2030
Scale: 1:100
Date: MARCH

Date: MARCH 24, 2023 Drawn by: HPA

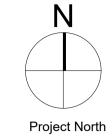
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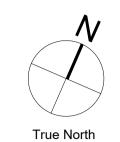
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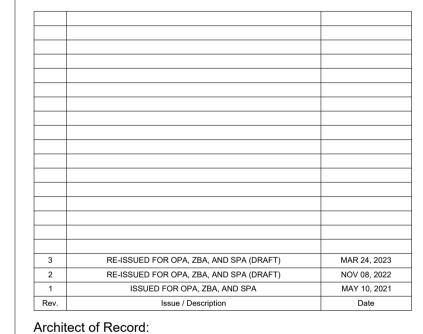


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SURVEYOR

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### Project Title:

### 829 CARLING AVENUE

MIXED-USE DEVELOPMENT

OTTAWA, ON

### **GROUND FLOOR PLAN**

2030 Project number: 1:100 Scale: Date: Drawn by:

MARCH 24, 2023 HPA

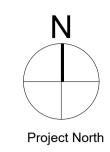
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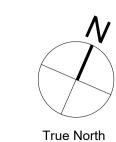
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North







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SURVEYOR

CLIENT CLARDIGE HOMES

ARCHITECT HARIRI PONTARINI ARCHITECTS

LANDSCAPE JAMES B. LENNOX + ASSOCIATES

PLANNING FOTENN PLANNING + DESIGN

STRUCTURAL GOODEVE STRUCTURAL INC.

CIVIL/TRAFFIC NOVATECH GROUP

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### Project Title:

### 829 CARLING AVENUE

MIXED-USE DEVELOPMENT

OTTAWA, ON

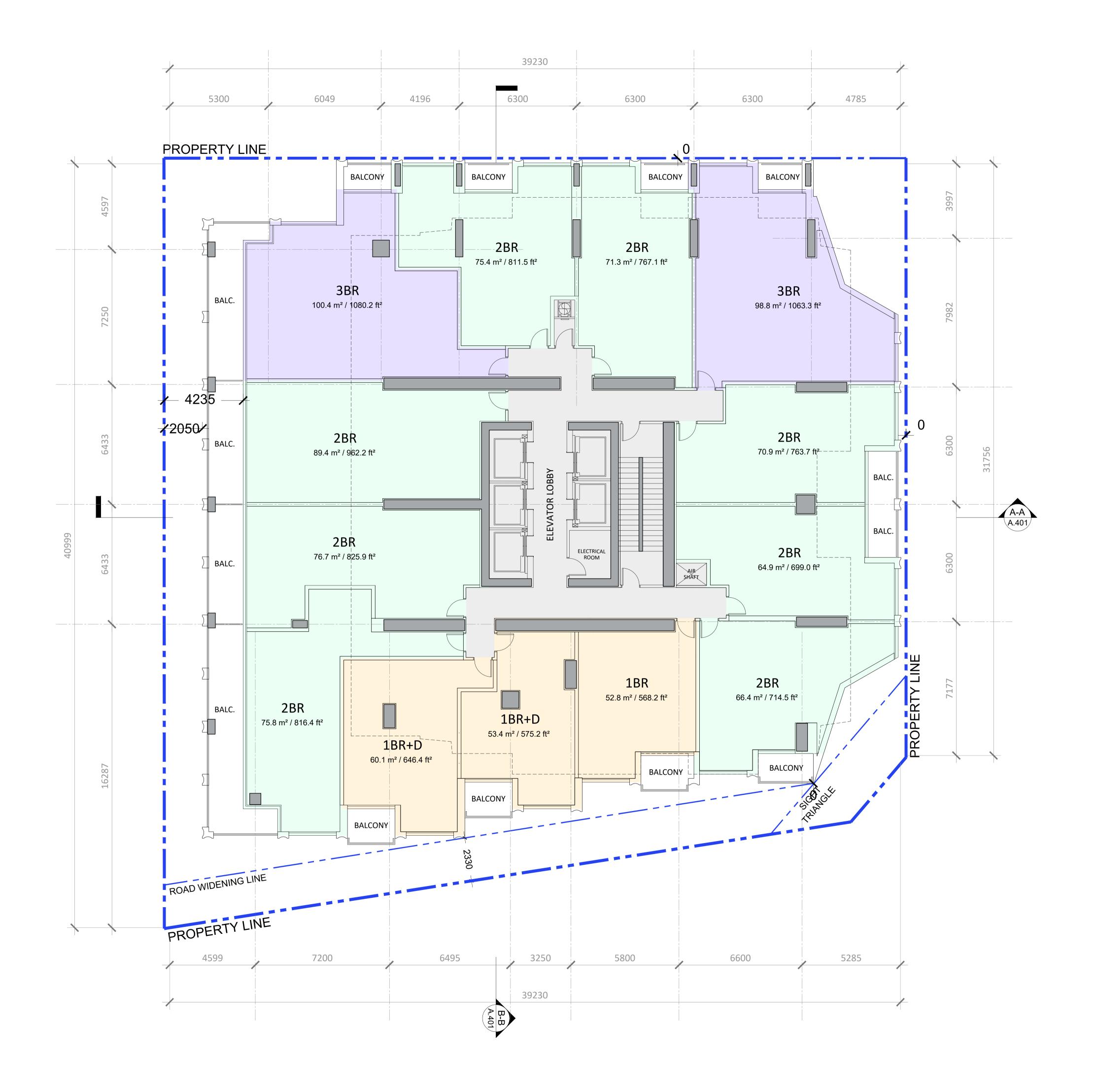
### 2ND FLOOR PLAN

Project number: 2030
Scale: 1 : 100
Date: MARCH

Date: MARCH 24, 2023 Drawn by: HPA

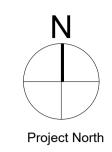
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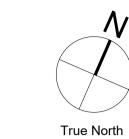
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### Project Title:

### 829 CARLING AVENUE

MIXED-USE DEVELOPMENT

OTTAWA, ON

### 3RD FLOOR PLAN

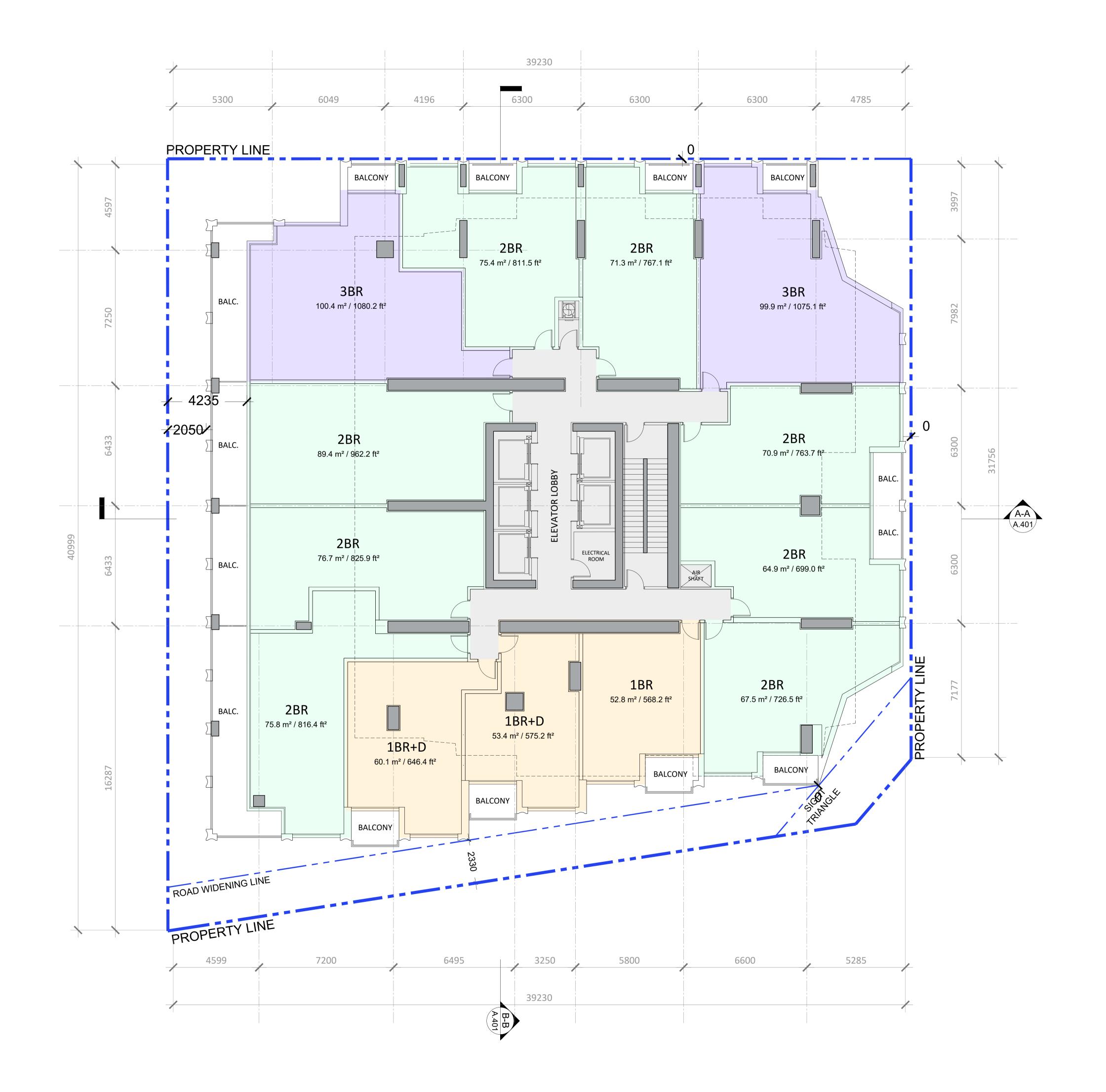
2030 Project number: Scale:

1:100 Date: MARCH 24, 2023 Drawn by:

HPA

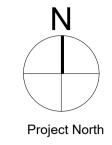
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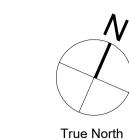
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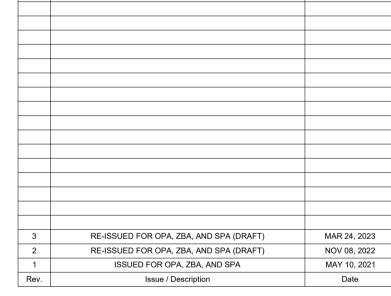


#### PROJECT TEAM

SURVEYOR

CLIENT CLARDIGE HOMES **ARCHITECT** HARIRI PONTARINI ARCHITECTS LANDSCAPE JAMES B. LENNOX + ASSOCIATES FOTENN PLANNING + DESIGN PLANNING STRUCTURAL GOODEVE STRUCTURAL INC. CIVIL/TRAFFIC NOVATECH GROUP **GEOTECH** PATERSON GROUP INC. GRADIENT WIND ENGINEERING

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### Project Title:

### 829 CARLING AVENUE

MIXED-USE DEVELOPMENT

OTTAWA, ON

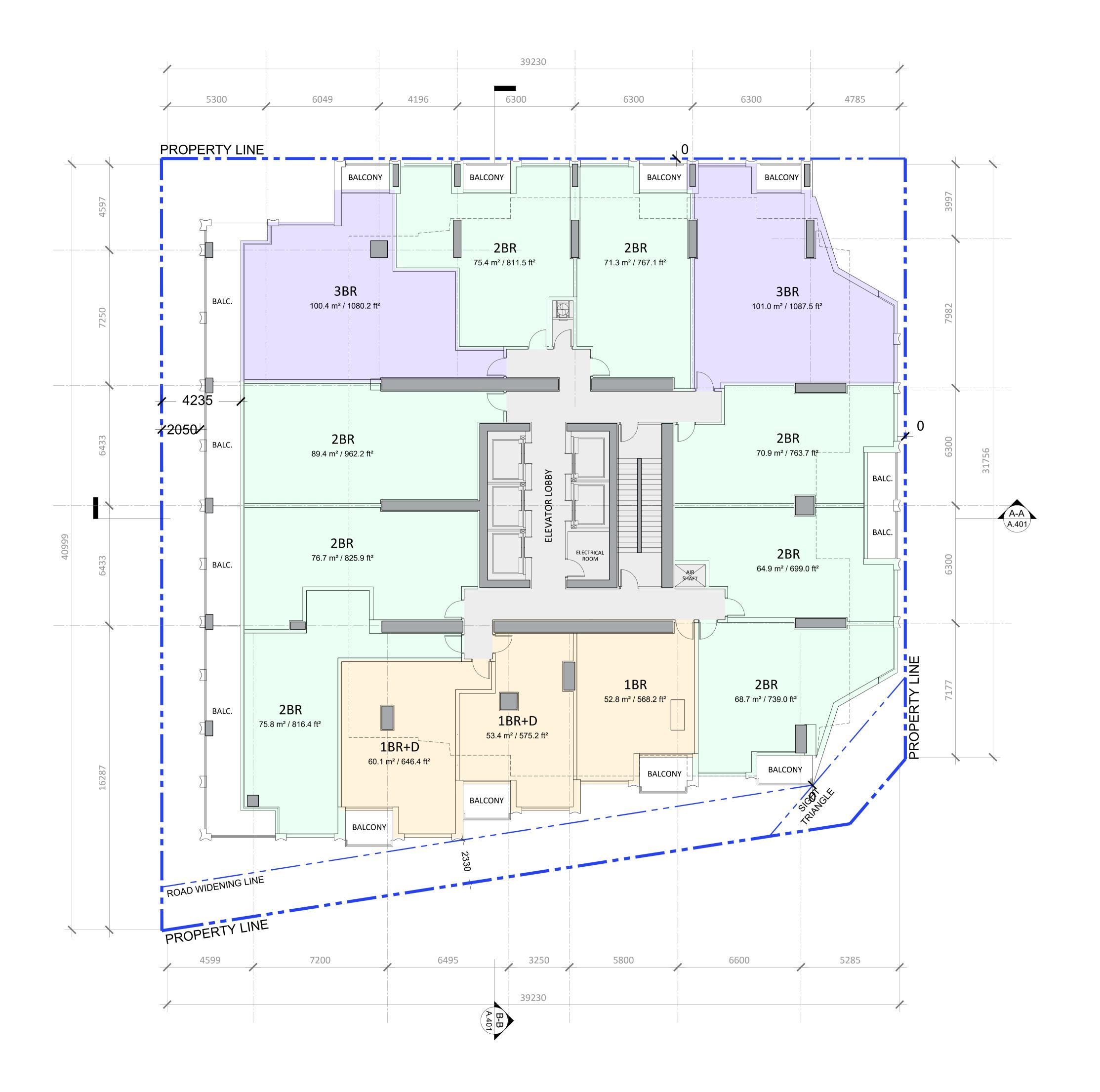
### **4TH FLOOR PLAN**

2030 Project number: 1:100 Scale:

Date: MARCH 24, 2023 Drawn by: HPA

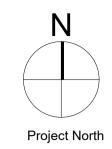
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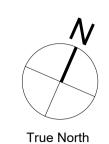
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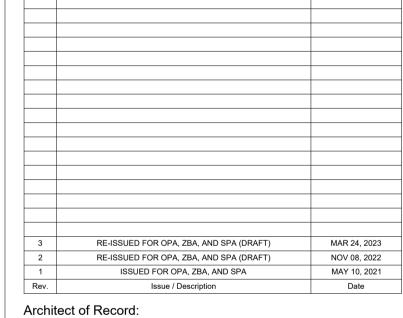






#### PROJECT TEAM

CLIENT CLARDIGE HOMES **ARCHITECT** HARIRI PONTARINI ARCHITECTS LANDSCAPE JAMES B. LENNOX + ASSOCIATES FOTENN PLANNING + DESIGN PLANNING STRUCTURAL GOODEVE STRUCTURAL INC. CIVIL/TRAFFIC NOVATECH GROUP **GEOTECH** PATERSON GROUP INC. GRADIENT WIND ENGINEERING SURVEYOR ANNIS O'SULLIVAN, VOLLEBEKK LTD.



## HARIRI PONTARINI

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### Project Title:

### 829 CARLING AVENUE

MIXED-USE DEVELOPMENT

OTTAWA, ON

### **5TH FLOOR PLAN**

2030 Project number: Scale:

1:100 Date: MARCH 24, 2023 Drawn by:

HPA

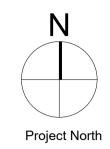
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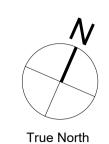
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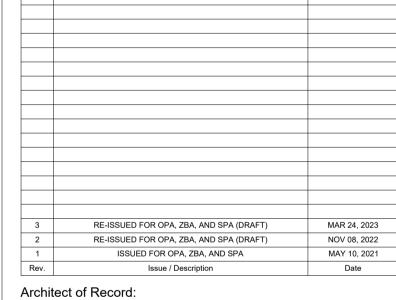






#### PROJECT TEAM

CLIENT CLARDIGE HOMES **ARCHITECT** HARIRI PONTARINI ARCHITECTS LANDSCAPE JAMES B. LENNOX + ASSOCIATES FOTENN PLANNING + DESIGN PLANNING STRUCTURAL GOODEVE STRUCTURAL INC. CIVIL/TRAFFIC NOVATECH GROUP **GEOTECH** PATERSON GROUP INC. GRADIENT WIND ENGINEERING SURVEYOR ANNIS O'SULLIVAN, VOLLEBEKK LTD.



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### Project Title:

### 829 CARLING AVENUE

MIXED-USE DEVELOPMENT

OTTAWA, ON

### 6тн FLOOR PLAN

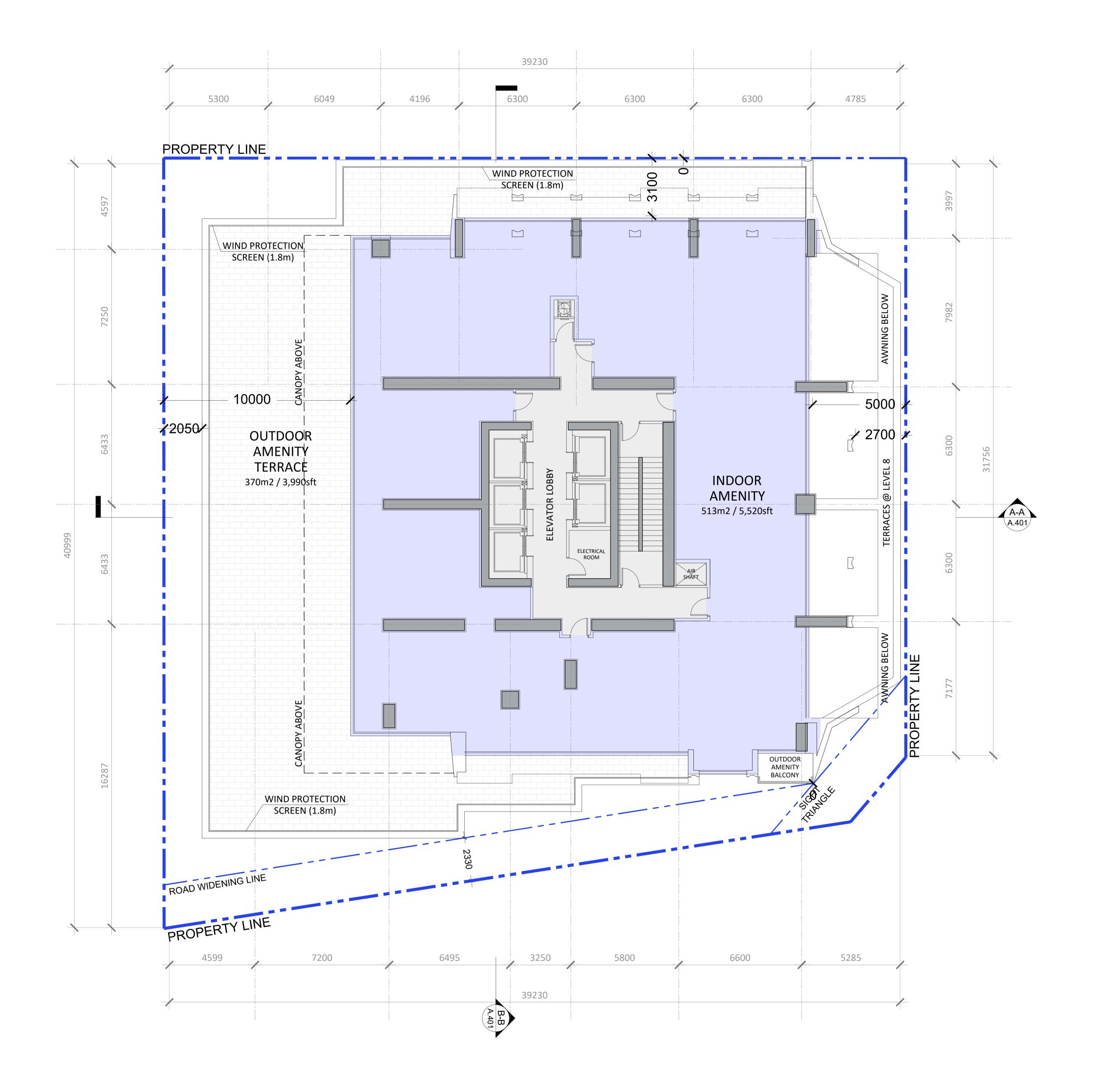
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1:100 Date: MARCH 24, 2023 Drawn by:

HPA

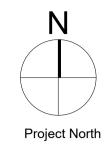
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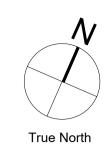
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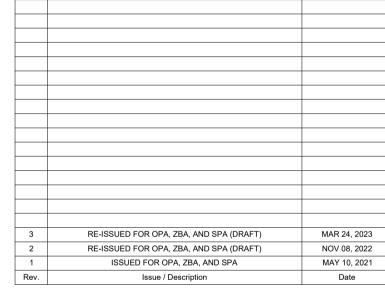






#### PROJECT TEAM

CLIENT CLARDIGE HOMES **ARCHITECT** HARIRI PONTARINI ARCHITECTS LANDSCAPE JAMES B. LENNOX + ASSOCIATES FOTENN PLANNING + DESIGN **PLANNING** STRUCTURAL GOODEVE STRUCTURAL INC. **NOVATECH GROUP** CIVIL/TRAFFIC **GEOTECH** PATERSON GROUP INC. GRADIENT WIND ENGINEERING SURVEYOR ANNIS O'SULLIVAN, VOLLEBEKK LTD.



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OTTAWA, ON

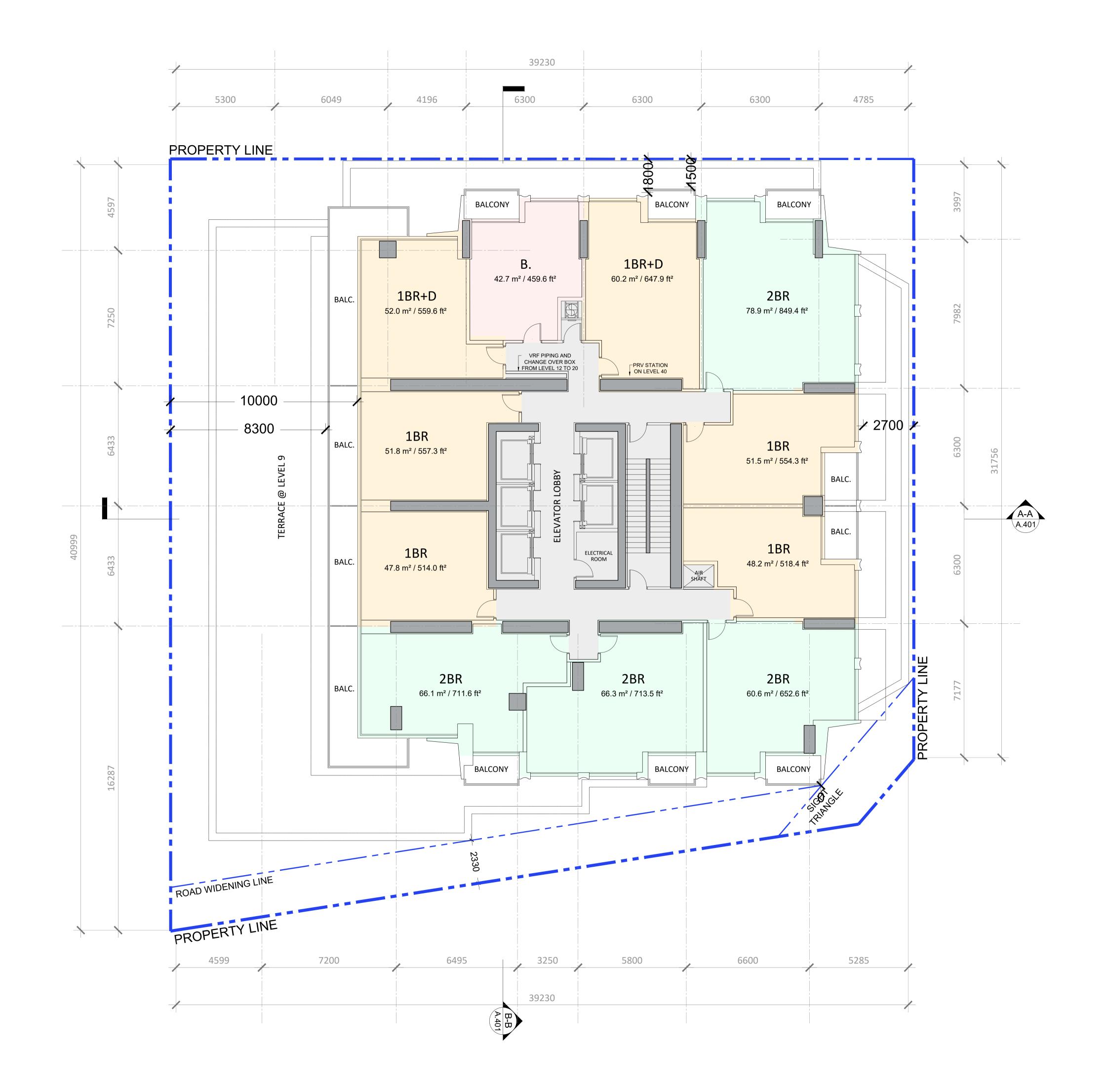
### 7TH FLOOR PLAN

Project number: 2030 Scale: 1:100

Date: MARCH 24, 2023
Drawn by: HPA

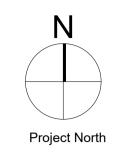
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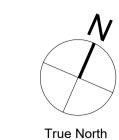
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SURVEYOR

CLIENT CLARDIGE HOMES

ARCHITECT HARIRI PONTARINI ARCHITECTS

LANDSCAPE JAMES B. LENNOX + ASSOCIATES

PLANNING FOTENN PLANNING + DESIGN

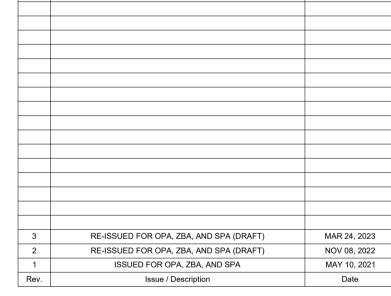
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GEOTECH PATERSON GROUP INC.

WIND GRADIENT WIND ENGINEERING

ANNIS O'SULLIVAN, VOLLEBEKK LTD.



Architect of Record:

# HARIRI PONTARINI ARCHITECTS

235 Carlaw Avenue Suite 301 Toronto, Canada M4M 2S1 TEL 416 929 4901

Toronto, Canada M4 TEL 416 929 4901 FAX 416 929 8924 info@hp-arch.com hariripontarini.com



Project Title:

### 829 CARLING AVENUE

MIXED-USE DEVELOPMENT

OTTAWA, ON

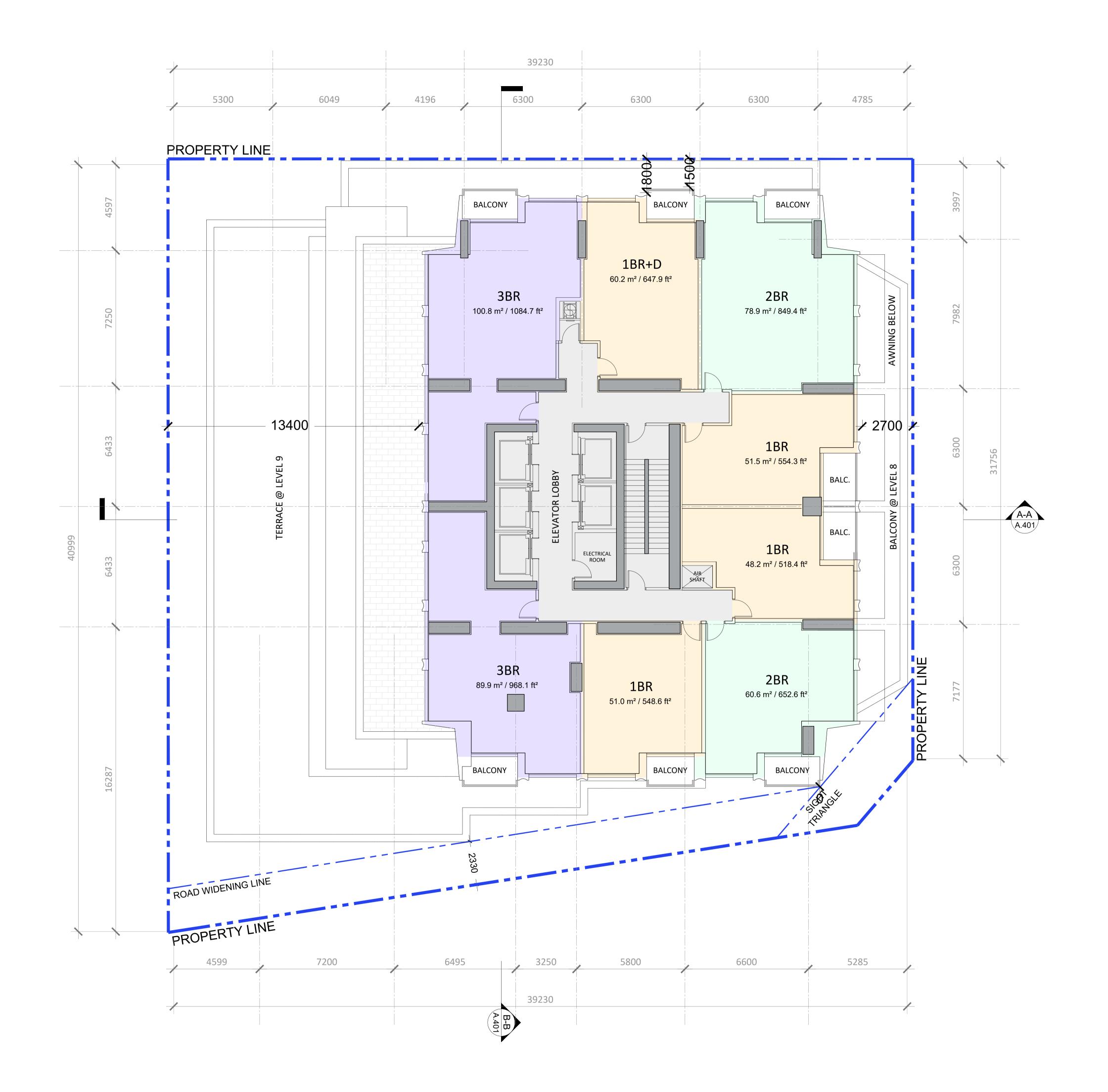
### 8TH TO 32ND FLOOR PLAN

Project number: 2030 Scale: 1:100

Date: MARCH 24, 2023
Drawn by: HPA

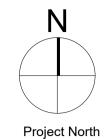
Drawing No.:

Revision:



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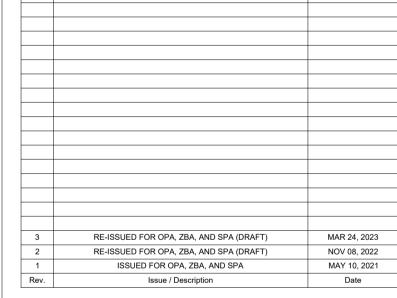






#### PROJECT TEAM

CLIENT CLARDIGE HOMES **ARCHITECT** HARIRI PONTARINI ARCHITECTS LANDSCAPE JAMES B. LENNOX + ASSOCIATES FOTENN PLANNING + DESIGN PLANNING STRUCTURAL GOODEVE STRUCTURAL INC. CIVIL/TRAFFIC NOVATECH GROUP **GEOTECH** PATERSON GROUP INC. GRADIENT WIND ENGINEERING SURVEYOR ANNIS O'SULLIVAN, VOLLEBEKK LTD.



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### Project Title:

### 829 CARLING AVENUE

MIXED-USE DEVELOPMENT

OTTAWA, ON

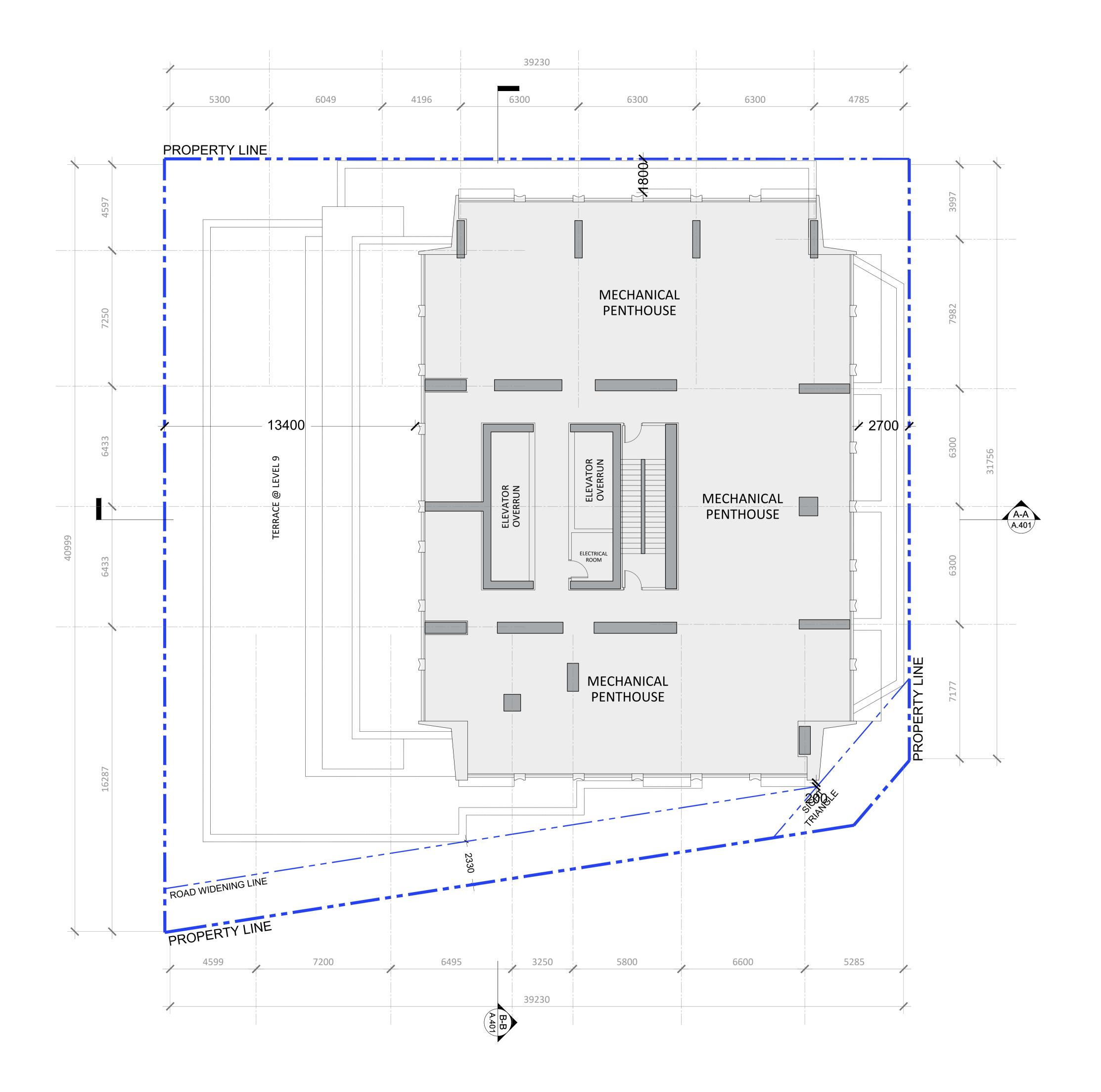
### 33RD TO 40TH FLOOR PLAN

Revision:

2030 Project number: 1:100 Scale:

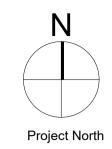
Date: MARCH 24, 2023 Drawn by: HPA

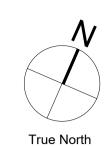
Drawing No.:



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No

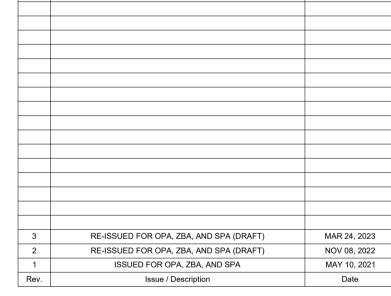






#### PROJECT TEAM

CLIENT CLARDIGE HOMES HARIRI PONTARINI ARCHITECTS **ARCHITECT** LANDSCAPE JAMES B. LENNOX + ASSOCIATES **PLANNING** FOTENN PLANNING + DESIGN STRUCTURAL GOODEVE STRUCTURAL INC. **NOVATECH GROUP** CIVIL/TRAFFIC **GEOTECH** PATERSON GROUP INC. GRADIENT WIND ENGINEERING SURVEYOR ANNIS O'SULLIVAN, VOLLEBEKK LTD.



### Architect of Record:

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Project Title:

### 829 CARLING AVENUE

MIXED-USE DEVELOPMENT

OTTAWA, ON

### M.P.H. PLAN

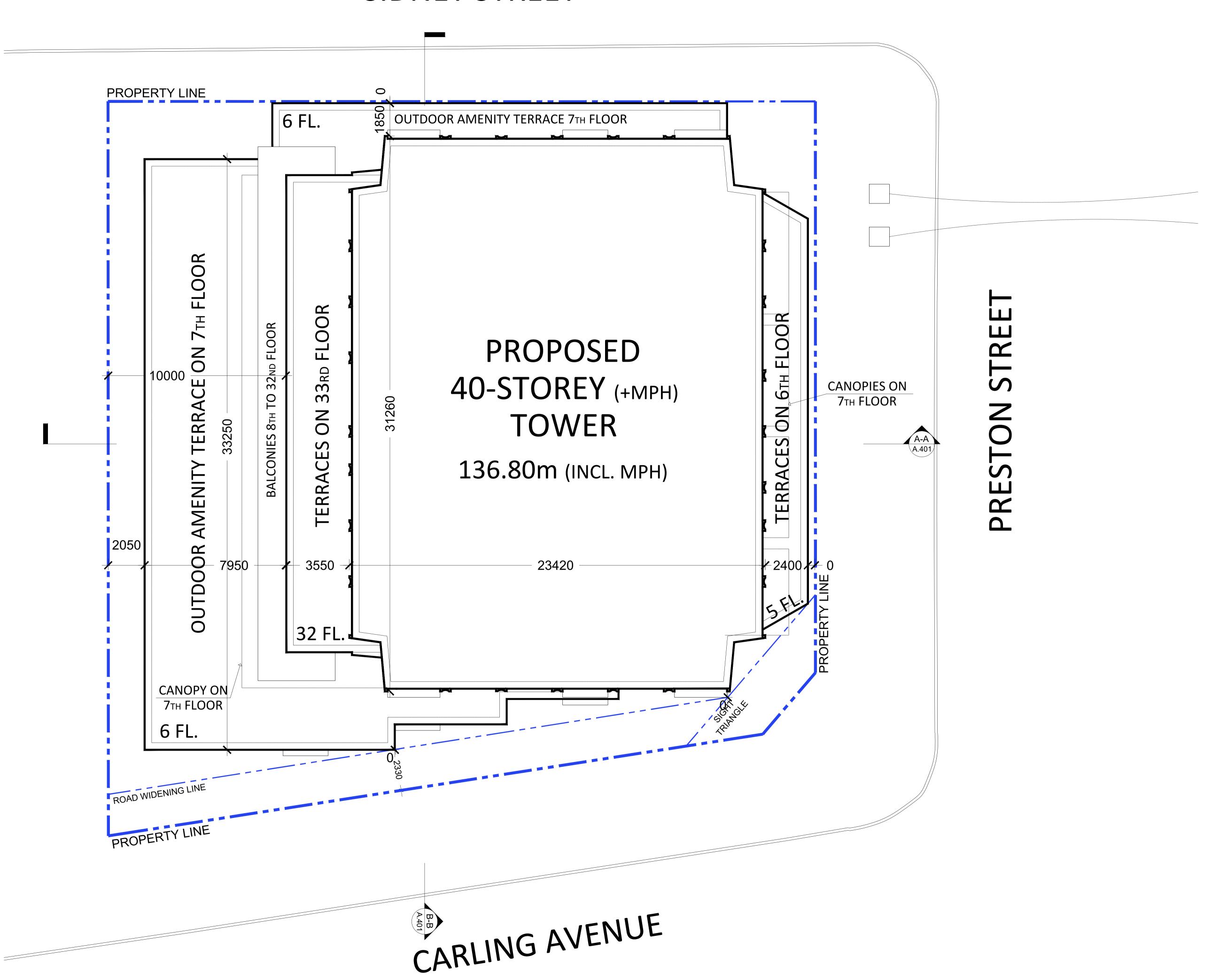
Project number: 2030
Scale: 1 : 100
Date: MARCH

Date: MARCH 24, 2023
Drawn by: HPA

Drawing No.:

Revision:

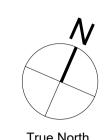
# SIDNEY STREET



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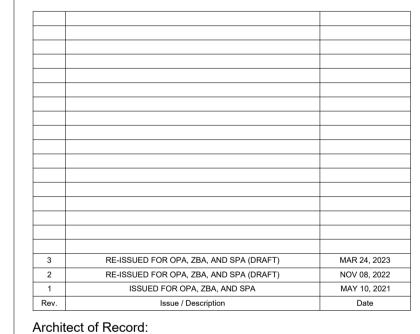


#### PROJECT TEAM

SURVEYOR

CLARDIGE HOMES ARCHITECT HARIRI PONTARINI ARCHITECTS JAMES B. LENNOX + ASSOCIATES LANDSCAPE **PLANNING** FOTENN PLANNING + DESIGN STRUCTURAL GOODEVE STRUCTURAL INC. **NOVATECH GROUP** CIVIL/TRAFFIC PATERSON GROUP INC. GRADIENT WIND ENGINEERING

ANNIS O'SULLIVAN, VOLLEBEKK LTD.



## HARIRI PONTARINI

#### **ARCHITECTS** 235 Carlaw Avenue Suite 301

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### Project Title:

### 829 CARLING AVENUE

MIXED-USE DEVELOPMENT

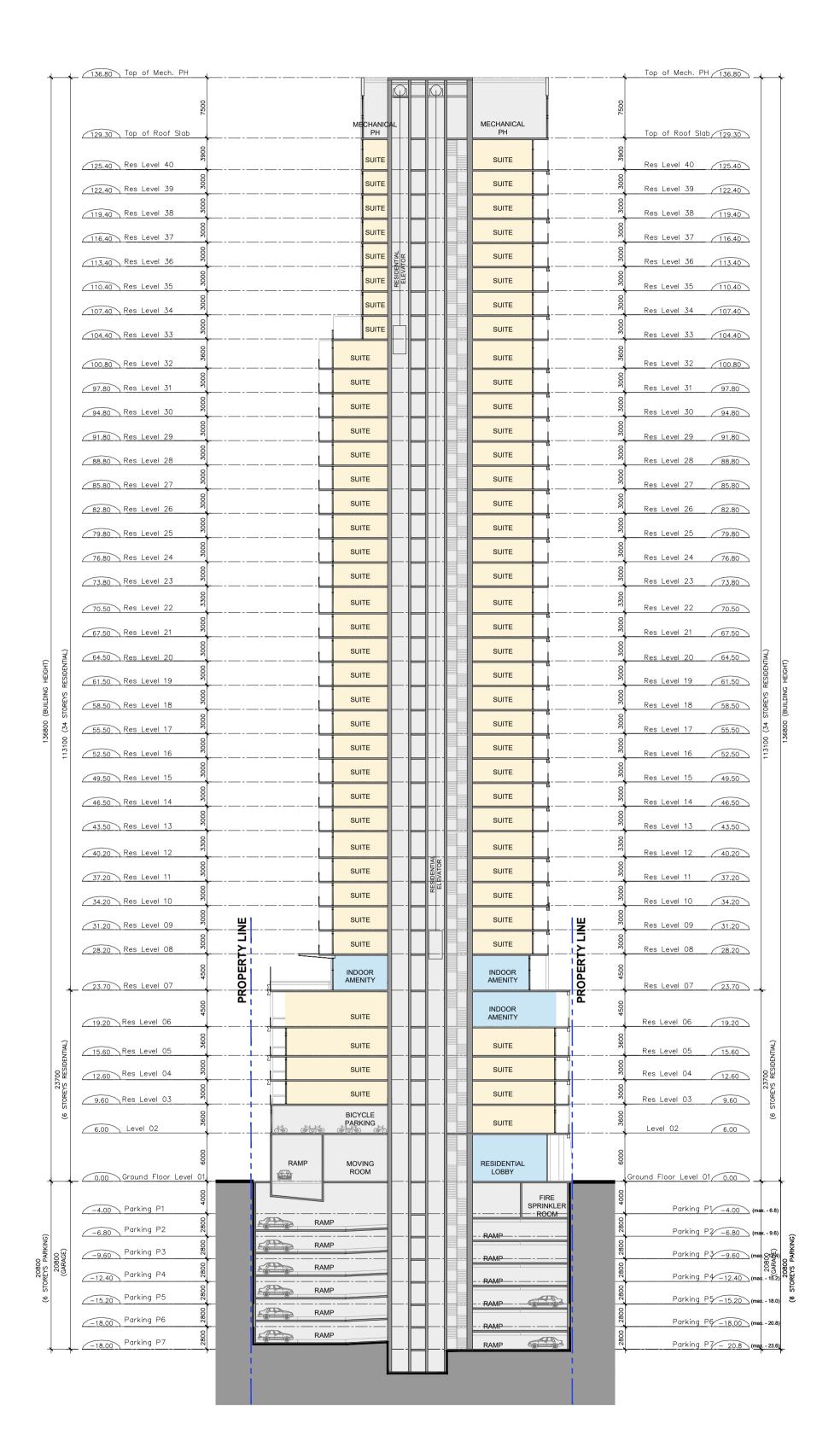
OTTAWA, ON

### **ROOF PLAN**

Project number: 1 : 100 MARCH 24, 2023 Drawn by:

Drawing No.:

Revision:



SECTION A-A SECTION B-B

136.80 Top of Mech. PH

129.30 Top of Roof Slab

125.40 Res Level 40

122.40 Res Level 39

119.40 Res Level 38

116.40 Res Level 37

113.40 Res Level 36

110.40 Res Level 35

107.40 Res Level 34

104.40 Res Level 33

100.80 Res Level 32

97.80 Res Level 31

94.80 Res Level 30

91.80 Res Level 29

88.80 Res Level 28

85.80 Res Level 27

82.80 Res Level 26

79.80 Res Level 25

76.80 Res Level 24

73.80 Res Level 23

70.50 Res Level 22

67.50 Res Level 21

64.50 Res Level 20

61.50 Res Level 19

58.50 Res Level 18

55.50 Res Level 17

52.50 Res Level 16

49.50 Res Level 15

43.50 Res Level 13

40.20 Res Level 12

37.20 Res Level 11

34.20 Res Level 10

31.20 Res Level 09

28.20 Res Level 08

23.70 Res Level 07

19.20 Res Level 06

15.60 Res Level 05

12.60 Res Level 04

9.60 Res Level 03

6.00 Level 02

-4.00 Parking P1

-6.80 Parking P2

-9.60 Parking P3

-12.40 Parking P4

-15.20 Parking P5

-18.00 Parking P6

-18.00 Parking P7

0.00 Ground Floor Level 01

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Top of Mech. PH 136.80

Top of Roof Slab 129.30

Res Level 40 125.40

Res Level 39 122.40

Res Level 38 119.40

Res Level 37 116.40

Res Level 36 113.40

Res Level 35 110.40

Res Level 34 107.40

Res Level 33 104.40

Res Level 32 100.80

Res Level 31 97.80

Res Level 30 94.80

Res Level 29 91.80

Res Level 28 88.80

Res Level 27 85.80

Res Level 26 82.80

Res Level 25 79.80

Res Level 24 76.80

Res Level 23 73.80

Res Level 22 70.50

Res Level 21 67.50

Res Level 20 64.50

Res Level 19 61.50

Res Level 18 58.50

Res Level 17 55.50

Res Level 16 52.50

Res Level 15 49.50

Res Level 14

Res Level 13 43.50

Res Level 12 40.20

Res Level 11 37.20

Res Level 10 34.20

Res Level 09 31.20

Res Level 08 28.20

Res Level 06 19.20

Res Level 05 15.60

Res Level 04 12.60

Res Level 03 9.60

Level 02 6.00

Ground Floor Level 01 0.00

Parking P1 -4.00 (max. - 6.8)

Parking P2 -6.80 (max. - 9

Parking P3 -9.60 (max.81

Parking P4 -12.40 (max.-

Parking P6 -18.00 (max. - 2

Parking P5 -15.20 (max. - 18.0

Parking P7 - 20.8 (max. - 23.6)

Res Level 07 23.70

MECHANICAL PH

SUITE

COMMERCIAL/ RETAIL UNITS

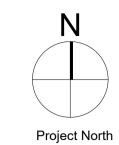
HYDRO VAUL ROOM

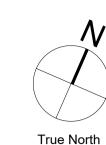
INDOOR AMENITY

MECHANICAL PH

SUITE

INDOOR AMENITY





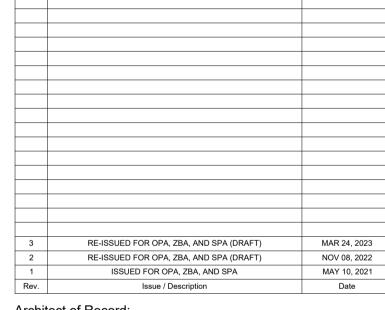


#### PROJECT TEAM

**SURVEYOR** 

CLIENT CLARDIGE HOMES **ARCHITECT** HARIRI PONTARINI ARCHITECTS LANDSCAPE JAMES B. LENNOX + ASSOCIATES PLANNING FOTENN PLANNING + DESIGN STRUCTURAL GOODEVE STRUCTURAL INC. CIVIL/TRAFFIC NOVATECH GROUP **GEOTECH** PATERSON GROUP INC. GRADIENT WIND ENGINEERING

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Project Title:

### 829 CARLING AVENUE

MIXED-USE DEVELOPMENT

OTTAWA, ON

### SECTIONS

2030 Project number: 1:400 Date:

MARCH 24, 2023 Drawn by:

Revision:

Drawing No.:



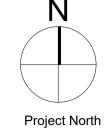
EAST ELEVATION

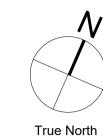
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North









#### PROJECT TEAM

LANDSCAPE

CLIENT CLARDIGE HOMES **ARCHITECT** HARIRI PONTARINI ARCHITECTS

JAMES B. LENNOX + ASSOCIATES

PLANNING FOTENN PLANNING + DESIGN

STRUCTURAL GOODEVE STRUCTURAL INC.

CIVIL/TRAFFIC NOVATECH GROUP

**GEOTECH** PATERSON GROUP INC.

GRADIENT WIND ENGINEERING SURVEYOR ANNIS O'SULLIVAN, VOLLEBEKK LTD.



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Project Title:

### 829 CARLING AVENUE

MIXED-USE DEVELOPMENT

OTTAWA, ON

### **BUILDING ELEVATIONS**

2030 Project number:

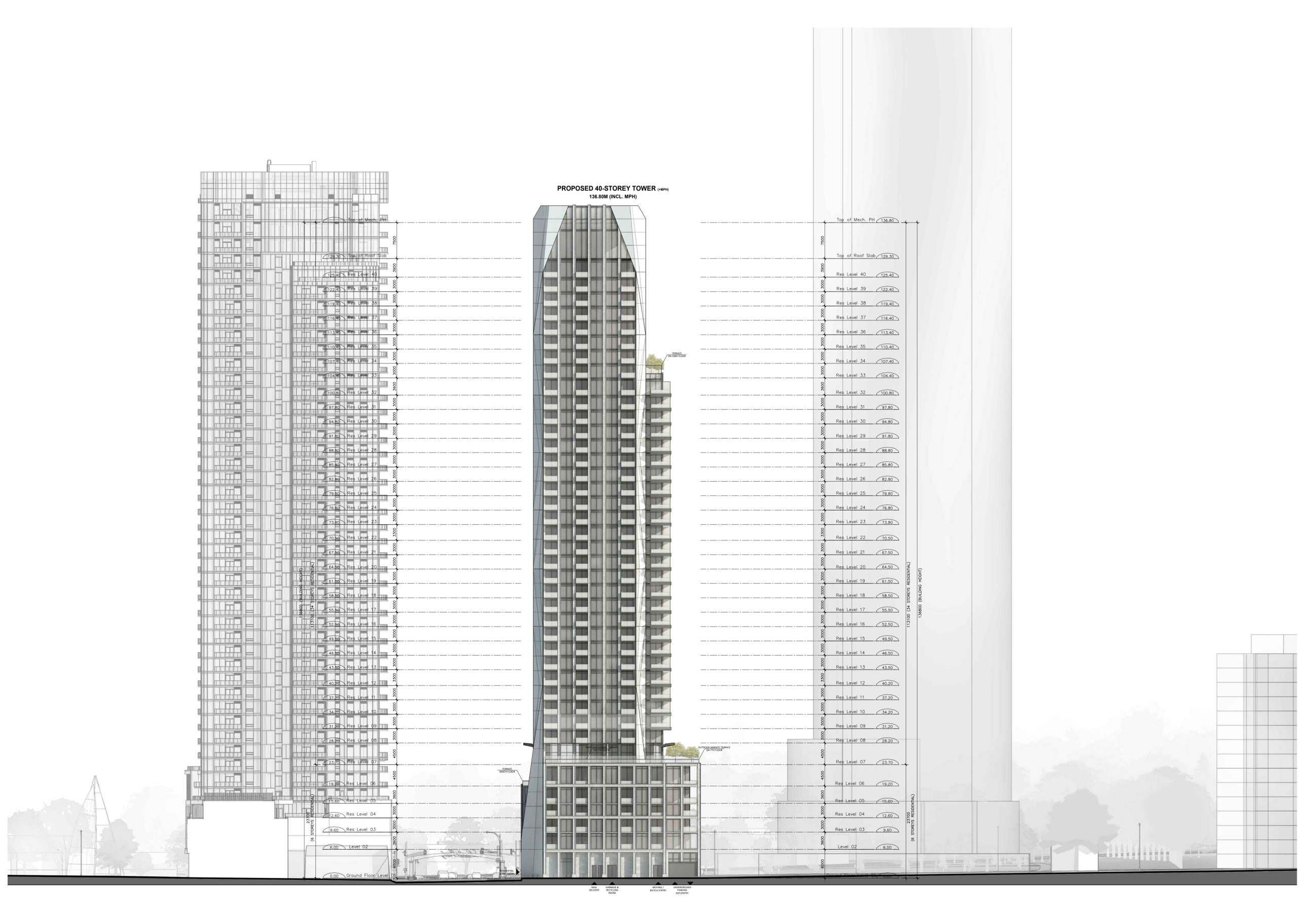
1:400 Date: MARCH 24, 2023

Drawing No.:

Revision:

A.501

Drawn by:

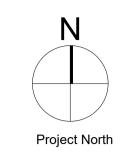


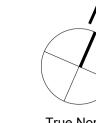
NORTH ELEVATION

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North







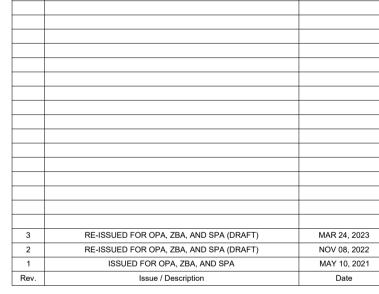


#### PROJECT TEAM

SURVEYOR

CLIENT CLARDIGE HOMES **ARCHITECT** HARIRI PONTARINI ARCHITECTS LANDSCAPE JAMES B. LENNOX + ASSOCIATES PLANNING FOTENN PLANNING + DESIGN STRUCTURAL GOODEVE STRUCTURAL INC. CIVIL/TRAFFIC NOVATECH GROUP **GEOTECH** PATERSON GROUP INC. WIND GRADIENT WIND ENGINEERING

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Revision:

Project Title:

### 829 CARLING AVENUE

MIXED-USE DEVELOPMENT

OTTAWA, ON

### **BUILDING ELEVATIONS**

2030 Project number: 1:400 Date:

MARCH 24, 2023 Drawn by:

Drawing No.:



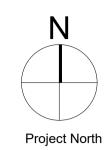
SOUTH ELEVATION

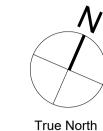
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North







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CLIENT CLARDIGE HOMES **ARCHITECT** HARIRI PONTARINI ARCHITECTS LANDSCAPE JAMES B. LENNOX + ASSOCIATES PLANNING FOTENN PLANNING + DESIGN STRUCTURAL GOODEVE STRUCTURAL INC. NOVATECH GROUP CIVIL/TRAFFIC **GEOTECH** PATERSON GROUP INC. WIND GRADIENT WIND ENGINEERING

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Project Title:

### 829 CARLING AVENUE

MIXED-USE DEVELOPMENT

OTTAWA, ON

### **BUILDING ELEVATIONS**

2030 Project number: 1:400 Scale: Date:

MARCH 24, 2023 Drawn by:

Revision:

Drawing No.:

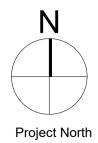


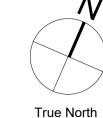
**WEST ELEVATION** 

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North







#### PROJECT TEAM

STRUCTURAL

SURVEYOR

CLIENT CLARDIGE HOMES

ARCHITECT HARIRI PONTARINI ARCHITECTS

GOODEVE STRUCTURAL INC.

ANNIS O'SULLIVAN, VOLLEBEKK LTD.

LANDSCAPE JAMES B. LENNOX + ASSOCIATES

PLANNING FOTENN PLANNING + DESIGN

CIVIL/TRAFFIC NOVATECH GROUP

GEOTECH PATERSON GROUP INC.

WIND GRADIENT WIND ENGINEERING

3	RE-ISSUED FOR OPA, ZBA, AND SPA (DRAFT)	MAR 24, 2023
2	RE-ISSUED FOR OPA, ZBA, AND SPA (DRAFT)	NOV 08, 2022
1	ISSUED FOR OPA, ZBA, AND SPA	MAY 10, 2021
Rev.	Issue / Description	Date

### Architect of Record:

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### 829 CARLING AVENUE

MIXED-USE DEVELOPMENT

OTTAWA, ON

### **BUILDING ELEVATIONS**

Project number: 2030

Scale: 1:400 Date: MARCH 24.

MARCH 24, 2023 HPA

Revision:

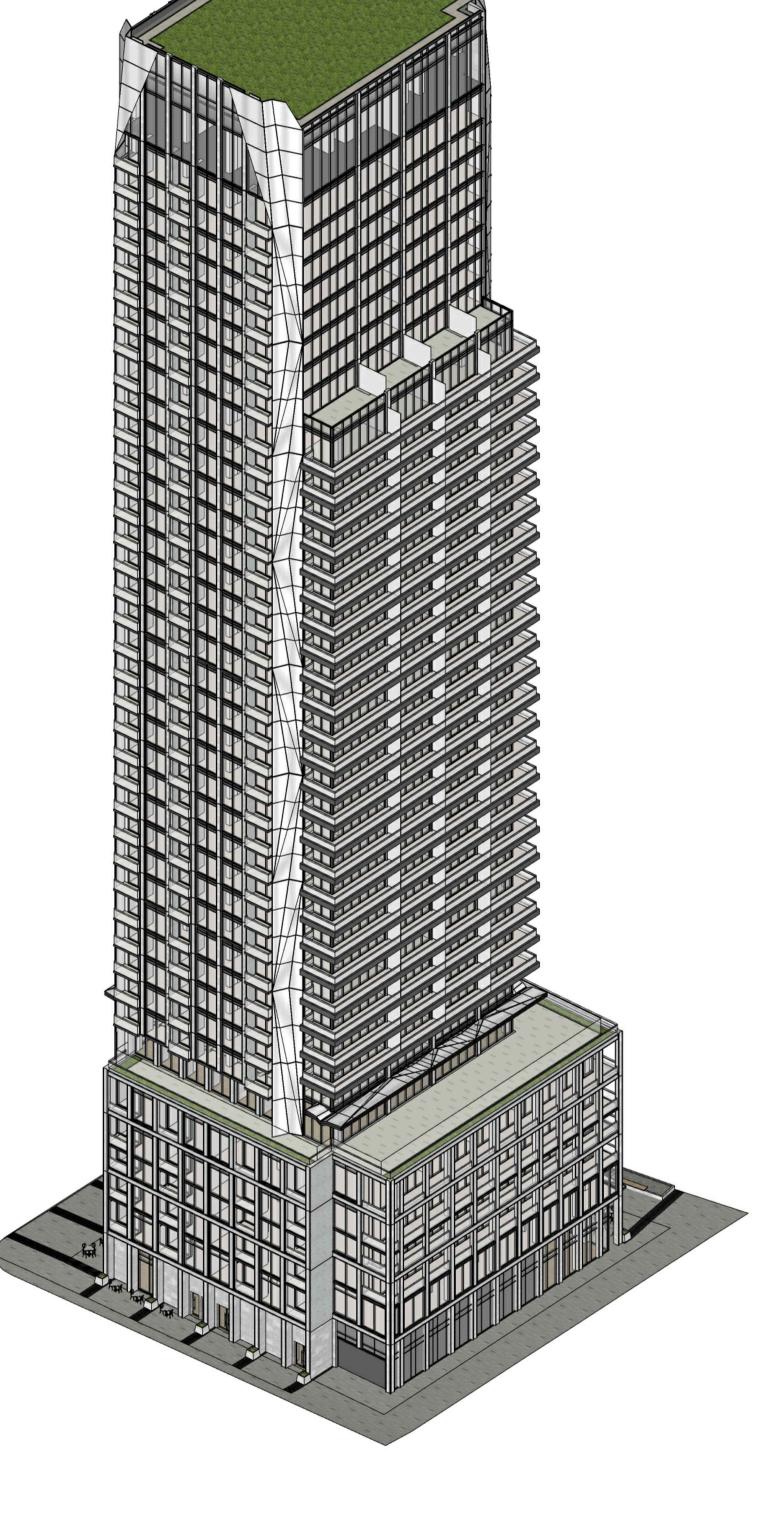
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A.504

Drawn by:

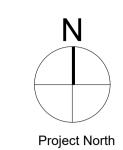


**VIEW FROM NORTH-EAST** 



**VIEW FROM NORTH-WEST** 

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True North



SURVEYOR

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Project Title:

### 829 CARLING AVENUE

MIXED-USE DEVELOPMENT

OTTAWA, ON

### **AXONOMETRIC VIEWS**

Project number:

Drawn by:

MARCH 24, 2023 HPA

Drawing No.:

Revision:

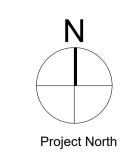


**VIEW FROM SOUTH-EAST** 

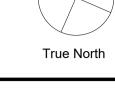


**VIEW FROM SOUTH-WEST** 

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SURVEYOR

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CLARDIGE HOMES

ANNIS O'SULLIVAN, VOLLEBEKK LTD.



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info@hp-arch.com
hariripontarini.com



Project Title:

### 829 CARLING AVENUE

MIXED-USE DEVELOPMENT

OTTAWA, ON

### **AXONOMETRIC VIEWS**

Project number:

Drawn by:

MARCH 24, 2023 HPA

Revision:

Drawing No.:



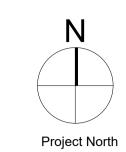
**VIEW FROM SOUTH-EAST** 

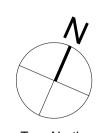


**VIEW FROM SOUTH-WEST** 

- 1. These Contract Documents are the property of the Architect. The Architect bears no responsibility for the interpretations of these documents by the contractor. Upon written application the Architect will provide written/graphic clarification or supplementary information regarding the intent of the Contract Documents. The Architect will review Shop Drawings submitted by the Contractor for design conformance only.
- 2. Drawings are not to be scaled for construction. Contractor to verify all existing conditions and dimensions required to perform the Work and report any discrepancies with the Contract Documents to the Architect before commencing work.
- 3. Positions of exposed or finished mechanical or electrical devices, fittings, and fixtures are indicated on the Architectural drawings. The locations shown on the Architectural drawings govern over the Mechanical and Electrical drawings.

  Those items not clearly located will be located as directed by the Architect.







SURVEYOR

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MIXED-USE DEVELOPMENT

OTTAWA, ON

### PERSPECTIVES

Project number:

MARCH 24, 2023 HPA Drawn by:

Drawing No.:

Revision:

